



Cromwell Road, , Hayes, UB3 2PR

- End of Terrace House
- Modern Kitchen & Bathroom
- Generous Rear Garden
- Conservatory & Rear Garage
- EPC Rating: D
- Two Bedrooms
- Good Condition Throughout
- Spacious Reception Rooms
- Further potential to Extend (STPP)
- Viewing Highly Advised

Offers Over £450,000



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DESCRIPTION

This well-maintained and spacious End of Terrace House is located on a quiet residential road in the heart of Hayes, offering a perfect blend of comfort, modern living, and future potential. The property features two well-proportioned bedrooms, a modern fitted kitchen with ample storage and workspace, and a contemporary bathroom finished to a high standard. The home is in good condition throughout, ideal for buyers looking for a move-in-ready home.

On the ground floor, you'll find spacious and bright reception rooms that provide flexible living and dining areas, ideal for entertaining or relaxing. The rear conservatory adds additional living space, filled with natural light and overlooking the garden – perfect as a dining area, home office, or playroom.

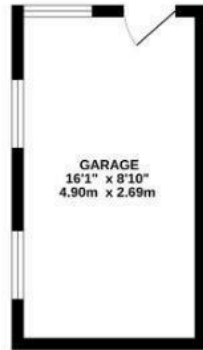
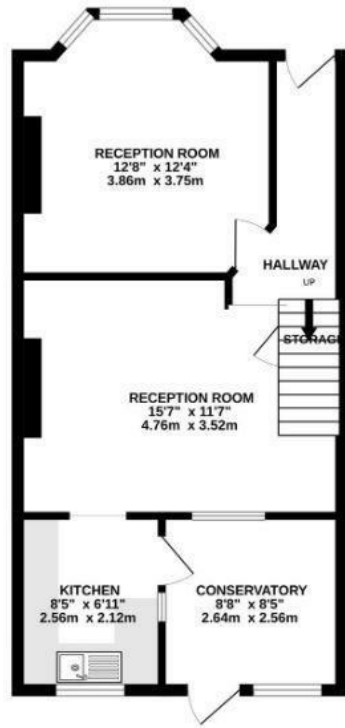
Outside, the property boasts a generous rear garden, ideal for families, gardening enthusiasts, or outdoor entertaining. There is also a rear garage, offering secure parking or additional storage space with access via a service road.

Situated in a popular and well-connected area, the home is close to local amenities, schools, parks, and excellent transport links including Hayes & Harlington Station (Elizabeth Line), providing fast access into Central London and Heathrow. The property offers scope for further extension (STPP), allowing buyers to add value and create additional living space in the future, whether through a side or rear extension, or even a loft conversion, subject to planning.

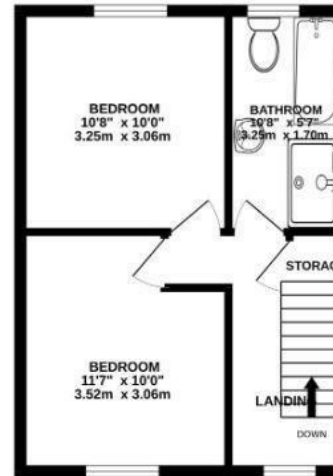




GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.