



- Two bedroom end of terrace
- Two reception rooms
- Extended to the rear
- Potential for loft conversion (STPP)

50 Cromwell Road, Hayes, Middlesex, UB3 2PR

Guide Price £450,000

Located just minutes from local shops and well-regarded schools including Wood End Park Academy and Rosedale College, this spacious two-bedroom end terrace is perfect for families or first-time buyers looking for comfort and potential.



Property Description

THE PROPERTY

This impressive property spans over 1000 sq ft with accommodation comprising two welcoming lounges, a modern fitted kitchen, and a separate utility area, offering flexible living space for everyday life and entertaining. French doors lead out to a generous patio and an impressive garden, ideal for summer gatherings and outdoor relaxation. There's also a useful brick-built shed for extra storage. To the first floor there are two double bedrooms and a well appointed bathroom.

OUTSIDE

To the rear enjoys a private rear garden, which is mainly laid to lawn. This outdoor space offers a wonderful opportunity for outdoor dining and entertainment.

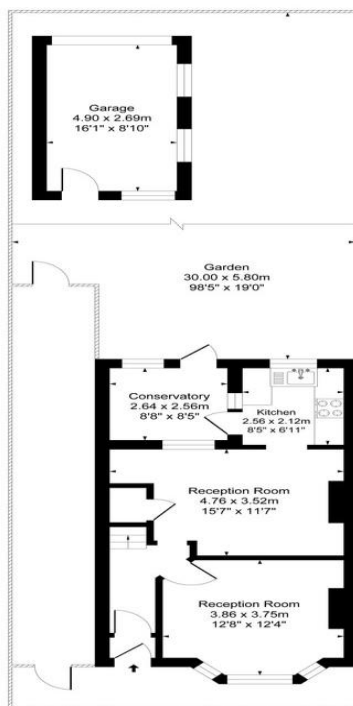
THE LOCATION

Cromwell Road giving easy access to the Uxbridge road with its variety of local shops, takeaways, coffee shops and cafes. A number of bus/road links including the M40, M4 and M25 with its links to London and the Home Counties. Hayes Town Centre is just a short drive away with the Elizabeth Line, making the journey into Central London a breeze. The area is served by highly regarded schools in the local area including Wood End Park Academy, Botwell House Catholic school and Harlington secondary school.

DETAILS OF SALE

Freehold
Hillingdon Borough
EPC rating
Council tax band



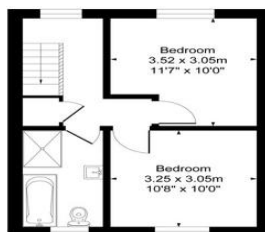


Ground Floor
Approximate Floor Area
663.45 sq.ft
(61.64 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Eijay Property Marketing

Cromwell Road, UB3

Agents' Gross Internal Floor Area
95.6 Sq M - 1029 Sq Ft



First Floor
Approximate Floor Area
365.55 sq.ft
(33.96 sq.m)

Hillingdon office
11 Crescent Parade
Hillingdon
UB10 0LG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

Hillingdon office 01895 231311
Uxbridge office 01895 707777
info@andrewsresidential.co.uk
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcedix Limited, a limited company incorporated in England and Wales under registration number 10898495