

ALLDAY
& MILLER



Cranmer Road, Hayes, UB3 2QJ
£525,000

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- Three Bedrooms
- Freehold
- Potential To Extend STPP
- Quiet Cul-De-Sac
- Walking Distance To The Uxbridge Road
- House
- Private Garden
- Chain Free Sale
- Good Schools Nearby
- Easy Reach To An Elizabeth Line Station

Description

Presented to the market this three bedroom house with further potential to extend(stpp). This property is situated close to an Elizabeth Line Station and has NO ONWARD CHAIN.

This home offers a delightful blend of comfort and functionality. Upon entering, you are welcomed into a spacious dining room, a reception room and a fitted kitchen which completes this floor.

As you ascend to the first floor, you will find three bedrooms and a family bathroom along with a separate WC.

To the rear features a private garden mainly laid to lawn, perfect for outdoor entertainment.

Situation

Cranmer 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 school.



Cranmer Road, UB3
Approximate Area = 929 sq ft / 86.3 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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