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Cromwell Road, Hayes, UB3 2PR  
£450,000

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- Two Bedroom Home
- Extended Downstairs
- Two Reception Rooms
- Convenient Access To Local Shops/Amenities
- Large Outbuilding To Rear Of Garden
- End Of Terrace With Side Access
- Over 100Ft Garden
- Potential For Loft Extension (STPP)
- Excellent Condition Throughout
- Freehold



## Description

Spanning an impressive 1,029 square feet, the property features two inviting reception rooms, providing ample space for relaxation and entertaining guests, a well equipped fitted kitchen and a conservatory which provides access to the rear.

The first floor features two spacious double bedrooms, ideal for a small family or those seeking extra space. A well appointed bathroom completes this level.

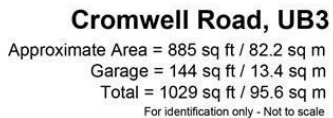
To the rear enjoys a private rear garden, which is mainly laid to lawn. This outdoor space offers a wonderful opportunity for outdoor dining and entertainment.

## Situation

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.



## Floor Plans



**First Floor**

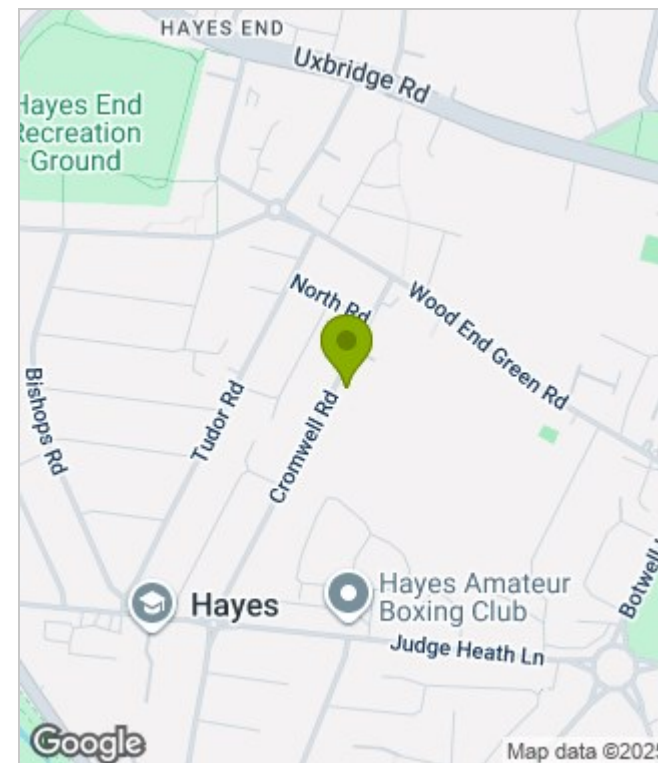
The first floor plan shows a central hallway. To the left is a bathroom containing a bathtub, toilet, and sink. To the right of the hallway are two bedrooms. The top bedroom is labeled 'Bedroom 3.52 max x 3.06 max 117' x 10'0"'. The bottom bedroom is labeled 'Bedroom 3.25 x 3.06 10'8" x 10'0"'. A staircase labeled 'Dn' is located at the top left of the plan.

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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## Area Map



## Energy Performance Graph

| Energy Efficiency Rating                                                                                                                                                                                                                                                       | Current             | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | <p>47</p> <p>57</p> | <p>82</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                          |                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |         |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                |         |           |

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