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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.



Cromwell Road, UB3

Approximate Area = 885 sq ft / 82.2 sq m
Garage = 144 sq ft / 13.4 sq m
Total = 1029 sq ft / 95.6 sq m
For identification only - Not to scale

Ground Floor

Garage
4.90 x 2.69
16'1 x 8'10

Garden
30.00 x 5.80
98'5 x 19'0

Conservatory
2.64 x 2.56
8'8 x 8'5

Kitchen
2.96 x 2.12
8'5 x 6'11

Reception Room
4.76 max x
3.52 max
15'7 x 11'7

Reception Room
3.86 max x
3.75 max
12'6 x 12'4

Up

First Floor

On

Bedroom
3.52 max x
3.06 max
11'7 x 10'0

Bedroom
3.25 x 3.06
10'8 x 10'0

Bathroom

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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A map of Hayes, UK, showing a green location pin on Cromwell Rd. The map includes labels for Hayes End Community Park, Uxbridge Rd, North Rd, Wood End Green Rd, Tudor Rd, Cromwell Rd, Bishops Rd, Hayes, Judge Heath Ln, and Botwell Ln. The Google logo and 'Map data ©2026' are also visible.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>				<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>82</p> <p>57</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>			

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