

Cranborne Waye

North Hayes • Middlesex • UB4 0HW

Offers In Excess Of: £600,000



coopers
est 1986

Cranborne Way

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A three bedroom semi detached house situated on Cranborne Way, a popular residential road in Hayes offering easy access to the Uxbridge Road and all its amenities including local shops, schools and Hayes bypass with its links to Heathrow Airport, London and the home counties. The ground floor comprises 14ft Living room, 12ft dining room, 21ft kitchen/utility room and downstairs W.C. To the first floor you will find the 14ft main bedroom with fitted wardrobes, 12ft second bedroom, 7ft third bedroom and family bathroom. Outside there is a private rear garden which is mainly laid to lawn and off street parking for multiple cars

Three bedroom house

Semi-detached

14ft living room

12ft dining room

Conveniently located

Great transport links

14ft main bedroom with fitted wardrobes

12ft second bedroom

Private rear garden

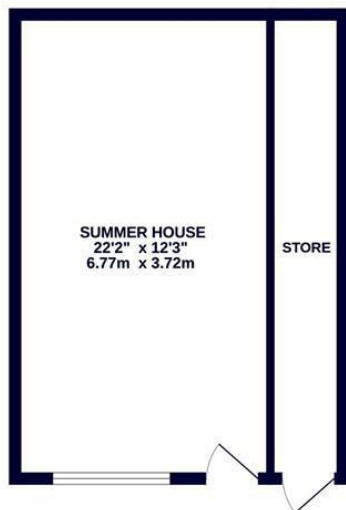
Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

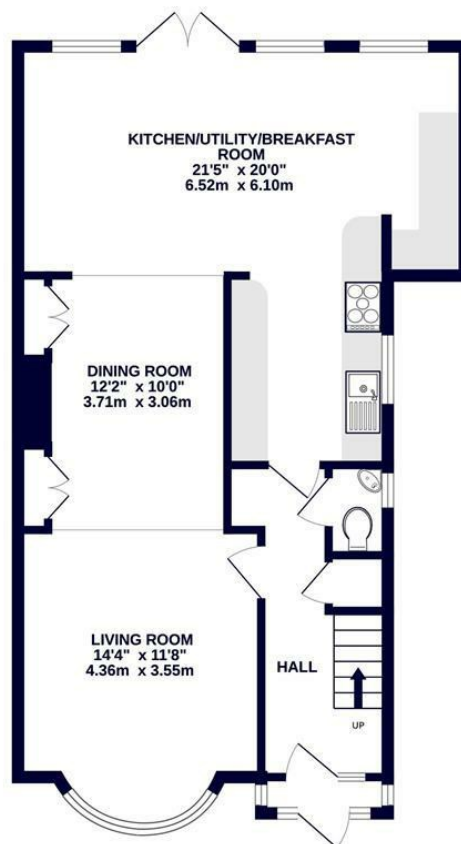




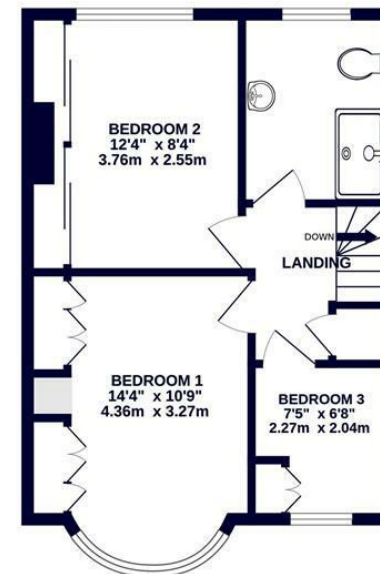
OUTBUILDING
348 sq.ft. (32.3 sq.m.) approx.



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
Not energy efficient - higher running costs		
England & Wales 10/2020 (RdC)		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.