

Cromwell Road

Hayes • • UB3 2PS
Guide Price: £450,000



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A well presented two bedroom end terrace house situated on Cromwell Road, offering spacious and generously proportioned rooms throughout. Cromwell Road is a residential road in Hayes which is conveniently located for local shops, schools and within easy reach of the Uxbridge Road, which benefits from bus routes providing effortless access to Uxbridge Town Centre with its variety of shops, restaurants and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away.

The ground floor benefits from a 27ft living room, 9ft kitchen and downstairs shower room. To the first floor there is a 13ft main bedroom with en suite and a 9ft second bedroom. Outside there is a paved driveway creating off street parking whilst the private rear garden is mainly laid to lawn.

Two bedroom House

End Terrace

Great transport links

27ft living room

9ft kitchen

Downstairs shower room

13ft bedroom

Convenient location

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.

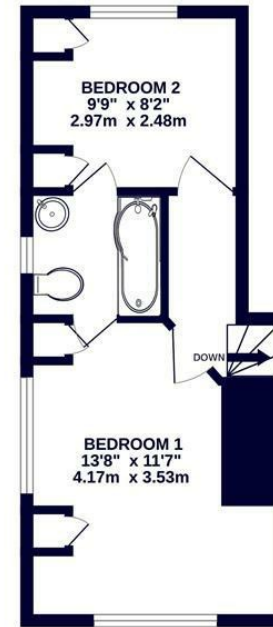




GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



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TOTAL FLOOR AREA : 654 sq.ft. (60.8 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
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

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.