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Cromwell Road, Hayes, UB3 2PR
£440,000

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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

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

On

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 showing the location of Rosevale College. The college is marked with a green pin at the intersection of North Rd and Cromwell Rd. Surrounding roads include Uxbridge Rd to the north, Tudor Rd to the west, and Judge Heath Ln to the south. The area is labeled 'Hayes' and 'HAYES END'. There are also icons for schools nearby. The map is credited to Google and shows data from 2026.

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