



## Cranford Drive, Hayes, UB3 4LB

- Semi Detached House
- Extended Modern Open Plan Kitchen/Diner
- Three First Floor Bedrooms & Two Ground Floor Bedrooms
- Front & Rear Gardens
- EPC Rating: C
- Two bathrooms
- Two Reception Rooms
- Own Driveway
- Viewing Advised
- 1,329 Sq. Ft (123.5 Sq. M)

**Asking Price £675,000**





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Brought to the market on Cranford Drive, South Hayes, this spacious semi-detached house offers flexible accommodation arranged over two floors and is presented in excellent condition throughout.

The property features a through lounge providing two reception areas, ideal for both living and dining, along with a side and rear extended modern open-plan kitchen/diner, creating a fantastic space for family life and entertaining. There are two bathrooms in total, offering added convenience for larger households.

Accommodation comprises three bedrooms to the first floor and two ground floor bedrooms, making the layout particularly versatile and suitable for multi-generational living or home-working.

Externally, the property benefits from an own driveway, rear garden with a shed, providing a private outdoor space.

Cranford Drive is well located in South Hayes, offering easy access to a range of local shopping facilities, schools, and transport links. The A312, A40, and M4 are all within close proximity, providing convenient connections to surrounding areas, Heathrow Airport, and Stockley Park. Hayes & Harlington Station is also nearby, offering Elizabeth Line (Crossrail) services into Central London.





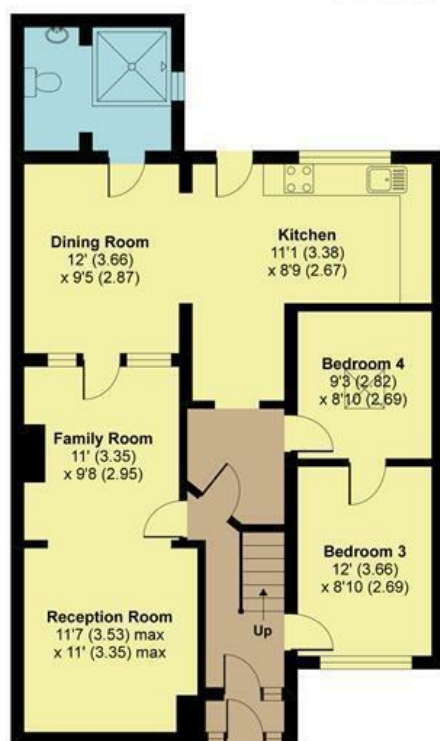
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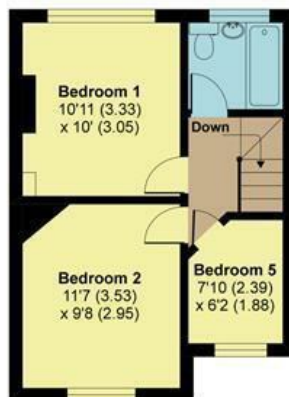
## Cranford Drive, Hayes, UB3

Approximate Area = 1329 sq ft / 123.5 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 89.7 SQ M  
(966 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 33.7 SQ M  
(363 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hunters Property Group. REF: 673124

### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



31 Coldharbour Lane, Hayes, UB3 3EB  
Tel: 0208 848 0978 Email: [hayes@hunters.com](mailto:hayes@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

