LAKIN & CO

3 Bedroom House - Semi-Detached | 1 Bathroom | 2 Reception

Cromwell Road, Hayes UB3 2PP

Offers In Excess Of £500,000









- Three bedroom Semi detached
- Extensive renovation retaining period features
- Downstairs W.C.
- Quiet residential road
- Gas central heating & Double glazing
- Significant scope for extension STTP
- Array of good local schools
- 90ft Landscaped rear garden with side access
- Convenient Transport Links and Road Connections
- EPC Rating D

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The Property Ombudsman

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A wonderful opportunity to acquire a characterful, beautifully renovated semi-detached family home offering generous outdoor space, period charm and modern living in a well-connected residential location.

Extensively renovated throughout, to an excellent standard, retaining original period features, creating a home that blends traditional character, high ceilings, large sash PVC windows, with contemporary living.

Large open plan reception and dining room, enhanced by beautiful bay windows and an abundance of natural light. WC downstairs for added convenience. Upstairs, the property comprises three well proportioned bedrooms with an exceptionally large master bedroom and beautiful contemporary family bathroom. To the rear, the property boasts an impressive approximately 90ft landscaped garden with side access, thoughtfully designed and renovated to provide an attractive and versatile outdoor entertaining space.

Further benefits include gas central heating, double glazing sash UPV maintaining the period character of the property, a downstairs WC, and huge potential for further extension, subject to the necessary planning permissions and consents already approved for neighbouring properties.

An excellent location for families; this property benefits from convenient access to a range of local amenities, great schools and transport connections. Its location offers accessibility to Heathrow Airport, Stockley Business Park, Hillingdon Hospital, Brunel University and the surrounding areas, making it particularly appealing to families and commuters.

Tenure: Freehold
Local Authority: Hillingdon
Council Tax Band: D

Internet Speed: Download - (up to) 5000 Mbps Upload - (up to) 5000 Mbps
EE - Good outdoor & variable in home
Three - Good outdoor & variable in home
O2 - Good outdoor & variable in home
Vodafone - Good outdoor & variable in home

Please note all dimensions and descriptions are to be used as a guide only.







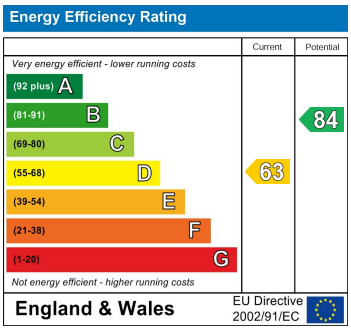
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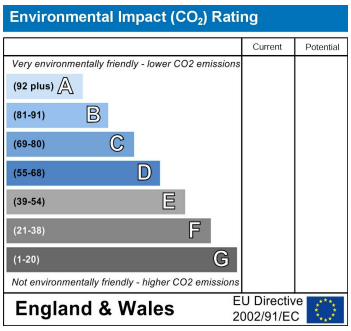
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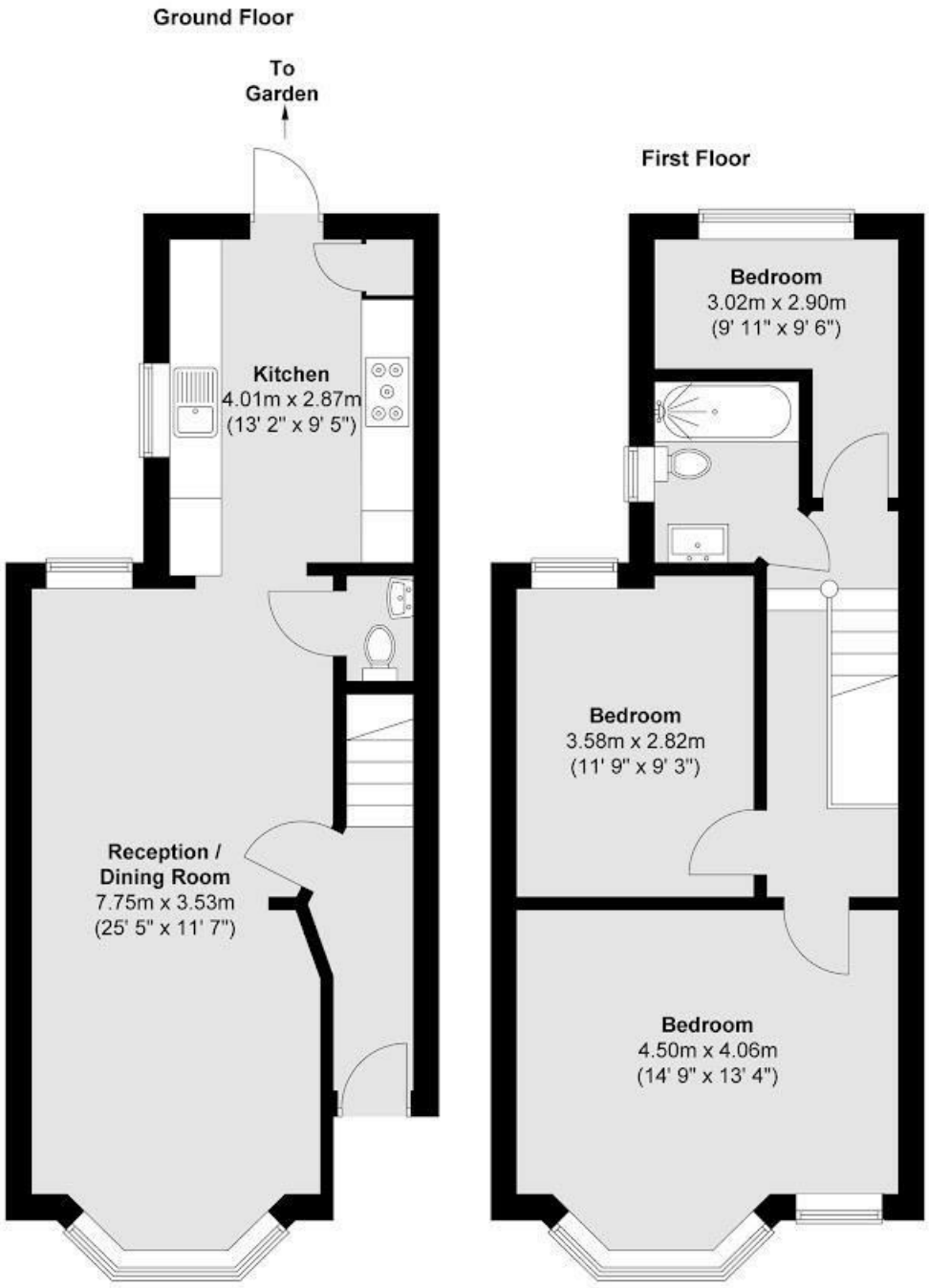




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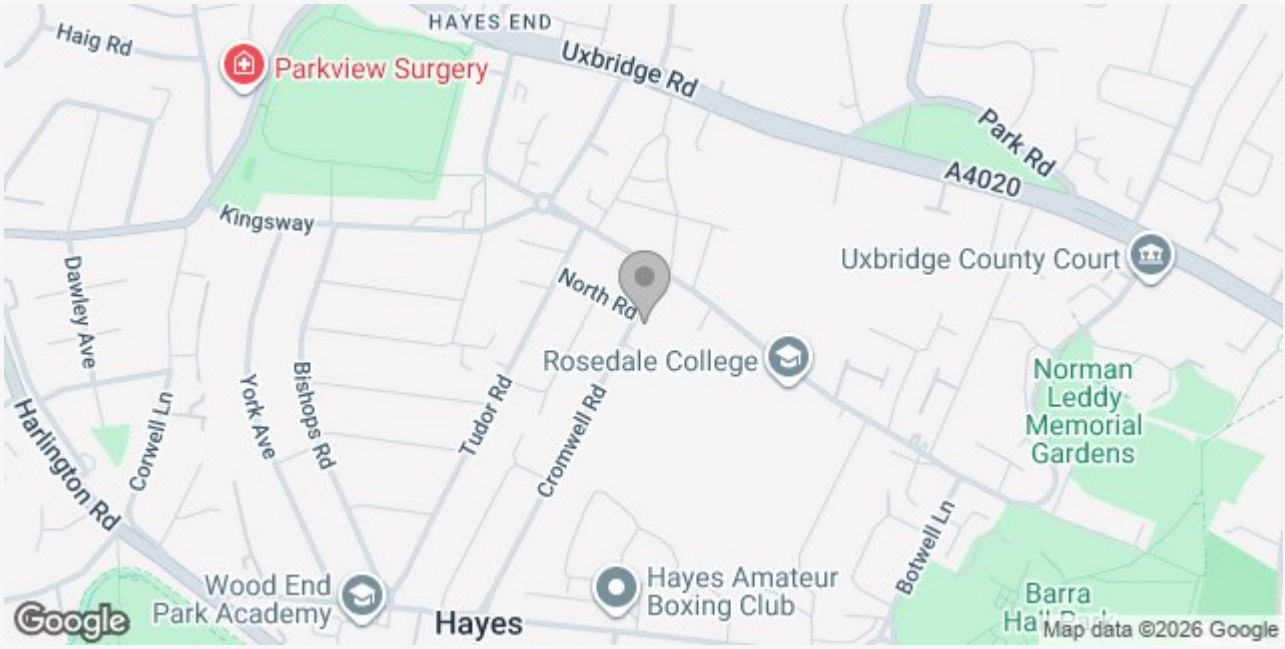
Total area (approx.) : 89.3 sq. m (961 sq. ft)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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