

ALLDAY
& MILLER



Craneswater, Hayes, UB3 5HP
£570,000

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- Extended Three-Bedroom Semi-Detached Family Home
- Bright Extension Overlooking The Rear Garden
- Three Well-Proportioned First-Floor Bedrooms
- Detached Garage With Adjoining Home Office/Workspace
- Driveway Providing Off-Street Parking
- Spacious Reception Room And Separate Dining Room
- Modern Fitted Kitchen With Practical Layout
- Family Bathroom With Separate WC
- Large Private Rear Garden Extending Approximately 56ft
- Convenient Location Close To Schools, Shops And Excellent Transport Links

Description

The ground floor comprises a welcoming reception room to the front, providing a comfortable space to relax, alongside a separate dining. The fitted kitchen offers ample storage and workspace and leads through to a bright conservatory overlooking the rear garden.

To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom with a separate WC.

Externally, the property benefits from a private rear garden extending approximately 56ft, offering an excellent space for outdoor dining. To the rear, a detached garage. The property also enjoys off-street parking to the front.

Situation

Situated in the popular Hayes area, Craneswater offers convenient access to a range of local amenities, shops and everyday essentials, with Hayes Town Centre nearby providing further shopping and leisure facilities. The area is well served by a choice of schools including Cranford Primary School, William Byrd Primary Academy and Cranford Community College. Excellent transport links are close by with Hayes & Harlington Station offering Elizabeth Line services into Central London, while Heathrow Airport, the A312, M4 and M25 are all easily accessible, making this a well-connected location for commuters.



Craneswater, UB3
Approximate Area = 1014 sq ft / 94.2 sq m
Garage & Office = 267 sq ft / 24.8 sq m
Total = 1281 sq ft / 119.0 sq m
For identification only - Not to scale

Ground Floor

Office
2.95 max x
2.87 max
9'6 x 9'5

Garage
5.36 x 2.95
17'7 x 9'8

Garden
Extends To
16.99 x 55'9

Conservatory
5.19 max x 2.57 max
17'0 x 8'5

Kitchen
2.79 x 2.01
9'2 x 6'7

Dining Room
3.89 max x
2.99 max
12'9 x 9'10

Reception Room
3.84 max x
3.40 max
12'7 x 11'2

Up

Extends To
6.95 x 22'10

First Floor

Bedroom
3.86 max x
2.90 max
12'8 x 9'6

Bedroom
2.34 max x
1.98 max
7'8 x 6'6

Bedroom
3.81 max x
2.90 min
12'6 x 9'6

Dn

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.
Produced for Allday & Miller.

ALLDAY & MILLER
estate agents

Froggs Ditch

Avenue Park

Church of Our Lady and St Christopher

Park Ln

Bath Rd

High St

Berkeley Ave

Google

Map data ©2026 Google

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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>	Current 67	Potential 86	<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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