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Craneswater, Hayes, UB3 5HP
£550,000





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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.

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A map snippet from Google Maps showing a residential area. A green pin is placed on Bath Rd, just west of its intersection with Park Ln. To the east of the pin is the Church of Our Lady and St Christopher, marked with a cross icon. Further east is Avenue Park. A blue line representing Froggs Ditch runs north-south through the area. Other streets shown include High St and Berkeley Ave. The map includes the Google logo and 'Map data ©2026 Google' text.

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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