



## 4 Cranford Lane, Hayes, UB3 5HA

WOW! DO NOT MISS THIS!

AN OUTSTANDING AND UNIQUE DETACHED BARN CONVERSION WITH 4 DOUBLE BEDROOMS AND 4 BATHROOMS.

ORIGINALLY BUILT IN THE 1800'S THIS STUNNING PROPERTY HAS RECENTLY BENEFITTED FROM A COMPLETE REFURBISHMENT AND HIGH SPEC RENOVATION RETAINING MANY ORIGINAL FEATURES INCLUDING CHARMING EXPOSED BEAMS AND OLD STOCK BRICK WORK PLUS ADDING A NEW ROOF, WINDOWS AND DOORS.

This amazing property has a spacious and welcoming entrance hall via a double front door, downstairs shower room/toilet, downstairs double bedroom, luxurious kitchen/breakfast room with a walk-in utility cupboard housing the central heating boiler and Mega Flow water system. From the hallway a few steps lead you down and into an exquisite lounge/dining room looking out to the rear gardens. Upstairs has a galleried landing with 3 double bedrooms, 2 have luxury en-suite shower rooms/toilets plus another separate 4th shower room and toilet. Outside has a raised and re-landscaped rear garden with an artificial lawn, side access and a detached summer house. An integral garage gives potential to create further living space stpp. This impressive property is located in the heart of Harlington Village convenient for shops, schools and easy access to Heathrow and the M4 London.

NO ONWARD CHAIN AND EXCELLENT RENTAL INVESTMENT POTENTIAL!

## Offers In Excess Of £620,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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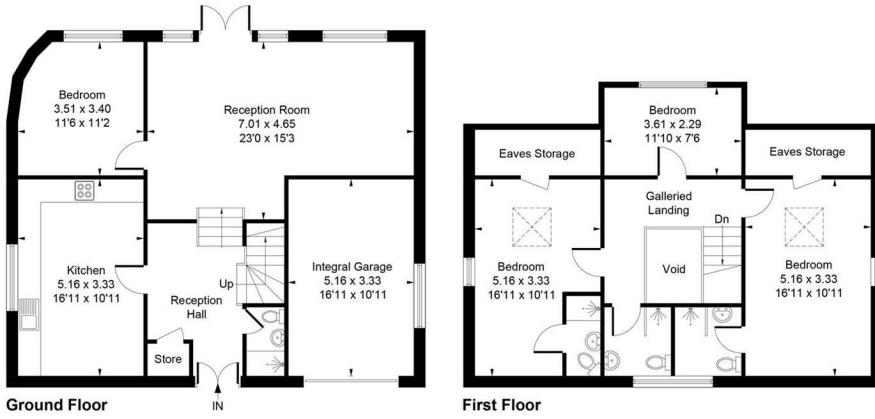


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## The Barn 4 Cranford Lane, Hayes, UB3 5HA

Approximate Gross Internal Area (Excluding Eaves Storage & Void )  
 132.49 sq m / 1426 sq ft  
 Integral Garage = 17.24 sq m / 186 sq ft  
 Total = 149.73 sq m / 1612 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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