



FOR SALE • MID-TERRACE HOUSE

Cranmer Road

Hayes, Middlesex, UB3 2QH

OFFERS IN REGION OF

£459,950



2

BEDROOMS

1

BATHROOM

864

SQ FT

Mid-Terrace

PROPERTY TYPE

The Property

CRANMER ROAD, HAYES · UB3 2QH

Hiltons Estates are pleased to present this two-bedroom mid-terraced home in a popular residential location in Hayes. Requiring updating throughout, this property offers an excellent opportunity for buyers to modernise, add value and extend (STPP).

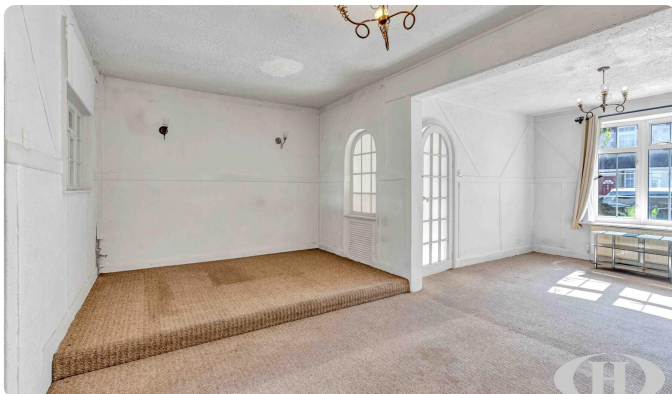
The ground floor comprises a spacious open-plan living and dining room, an extended fitted kitchen and access to a private rear garden. The first floor features two well-proportioned double bedrooms and a family bathroom.

Ideally positioned close to Uxbridge Road, the property enjoys excellent transport links to Heathrow Airport, Southall, Uxbridge, the M4 and A40, with local schools, shops, amenities and retail parks all nearby.

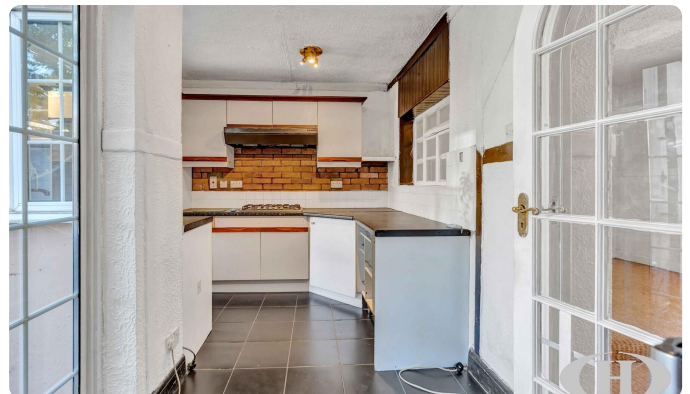
Ideal for first-time buyers, investors and developers, this freehold home offers outstanding potential to create a fantastic family residence or investment in a well-connected and sought-after Hayes location. Early viewing is highly recommended.

KEY FEATURES

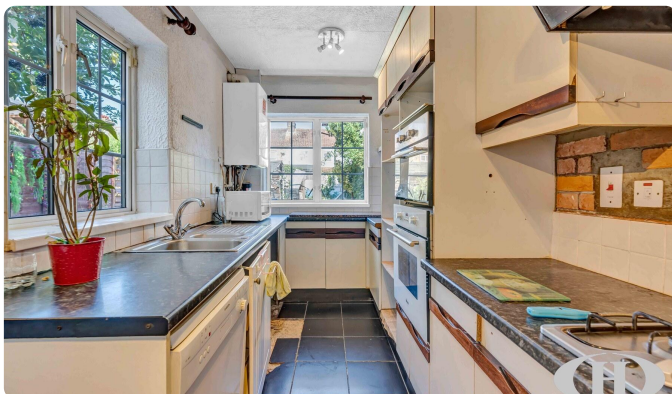
- Two Double Bedroom Mid-Terrace House
- Open-Plan Living & Dining Room
- Extended Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Requires Updating Throughout
- Scope To Extend (STPP)
- Excellent Transport Links Via Uxbridge Road



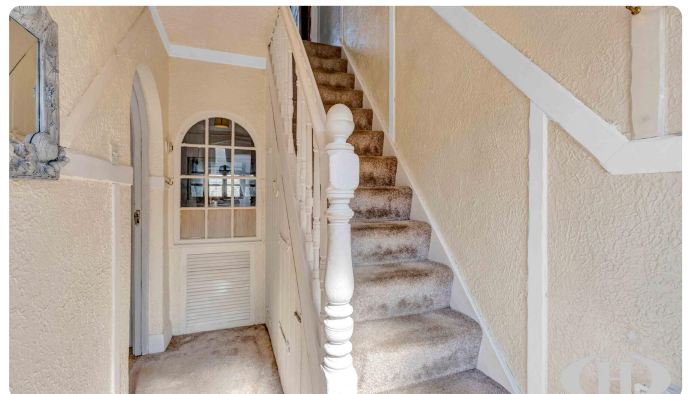
LIVING & DINING ROOM



KITCHEN



KITCHEN — ALTERNATE VIEW



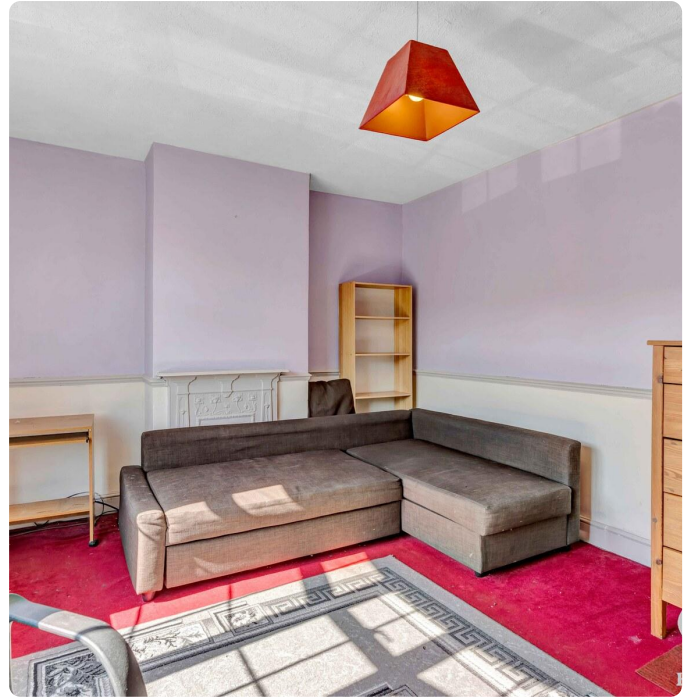
HALLWAY & STAIRS

Bedrooms & Bathroom

CRANMER ROAD, HAYES · UB3 2QH



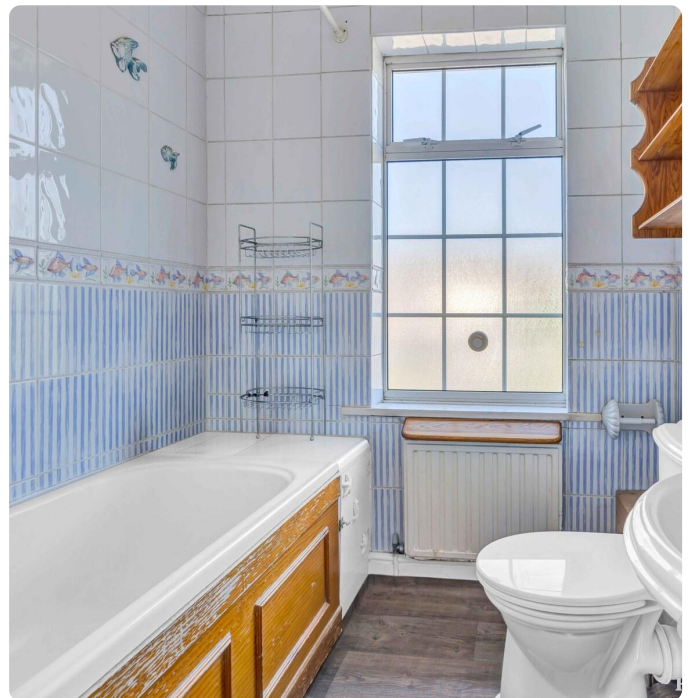
BEDROOM ONE



BEDROOM ONE — ALTERNATE VIEW



BEDROOM TWO



BATHROOM

Garden

CRANMER ROAD, HAYES · UB3 2QH



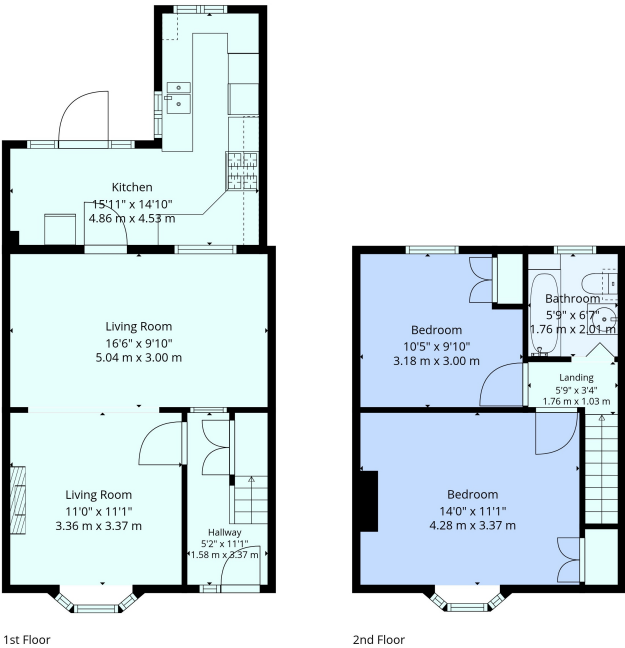
REAR GARDEN



GARDEN — ALTERNATE VIEW

Floor Plan & Dimensions

CRANMER ROAD · APPROX. 864 SQ FT



* Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments.

Ground & first floor · not to scale

ROOM DIMENSIONS

GROUND FLOOR

Living Room	16'6" × 9'10"
Living Room Two	11'0" × 11'1"
Kitchen	15'11" × 14'10"
Hallway	5'2" × 11'1"

FIRST FLOOR

Bedroom One	14'0" × 11'1"
Bedroom Two	10'5" × 9'10"
Bathroom	5'9" × 6'7"
Landing	5'9" × 3'4"

Ground Floor	513 sq ft / 48 m²
First Floor	351 sq ft / 33 m²
Total	864 sq ft / 81 m²

Further Information

CRANMER ROAD, HAYES · UB3 2QH



FRONT ELEVATION

KEY INFORMATION

Accommodation Open-plan living & dining room · extended fitted kitchen · two double bedrooms · family bathroom

Floor Area approx. 864 sq ft / 81 m² — ground floor 513 sq ft, first floor 351 sq ft · **Type** Mid-terrace house ·

EPC To be confirmed

Outside Private rear garden. Requires updating throughout, with scope to extend subject to planning permission. Tenure to be confirmed and verified by your solicitor.

Arrange a Viewing

Hiltons Estates
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Southall UB1 1NF

020 8574 1999

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www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.