



**Cromwell Road, Hayes**

**£499,950 Freehold**

This charming Victorian-era home on Cromwell Road in popular Hayes offers generous, light-filled spaces and superb adaptability. With three big bedrooms, three reception rooms, and a massive L-shaped rear garden, it's perfect for growing families or savvy investors looking for rental income potential. On the ground floor you'll find an entrance hall leading to three versatile reception rooms – including a spacious lounge and a separate light-filled dining room that easily seats 10+ people for family gatherings and entertaining. The fully fitted kitchen includes a washing machine and conveniently leads to a downstairs bathroom and WC. Upstairs are three generously sized bedrooms and a practical bathroom layout featuring a brand new shower cubicle in the dedicated shower room plus a separate second WC – ideal for busy households with no morning queues!

**Outstanding outdoor space and potential:** The huge L-shaped garden is a rare standout feature. It provides endless possibilities – extend the house (subject to usual consents), build a substantial granny annexe, home office, or extra living space. The property is also easily convertible into four bedrooms, making it highly flexible for modern living or maximising rental returns.

**Prime location benefits:** Situated in a sought-after residential area of Hayes, you're close to local shops, several schools, and everyday amenities. Hayes & Harlington Station (Elizabeth Line) is easily reachable for fast links to Central London, Heathrow Airport, and Canary Wharf. Excellent road connections via the M4, M25, and A40 complete the picture.

**Key facts:**

- Chain free – ready for a quick move
- EPC Rating: D
- Council Tax Band: D

This solidly built Victorian home combines character, space, and outstanding potential in a convenient location. Whether you're buying as a family home or an investment, it offers the room to grow and adapt to your needs.

EPC Rating: D  
Council Tax Band: D

- Three Bedroom Home • Three Reception Rooms • Chain Free • Family Home • Potential Rental Investment • Great Location



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### **FURTHER DETAILS**

On the ground floor the accommodation comprises of an entrance hall, three reception rooms, a kitchen and a bathroom. To the first floor are three bedrooms and a W.C. Outside there is a garden to the rear.

### **LOCATION**

Cromwell Road is conveniently located in a popular residential area of Hayes, close to local shops, schools and everyday amenities. Hayes & Harlington Station (Elizabeth Line) is within easy reach, providing fast connections to Central London, Heathrow Airport and Canary Wharf. The property also benefits from excellent road links via the M4, M25 and A40.

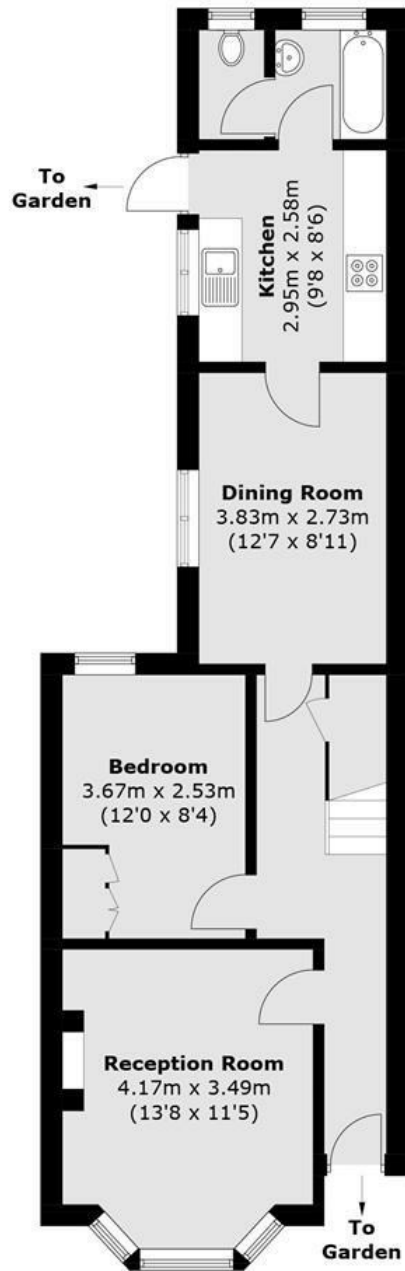
### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

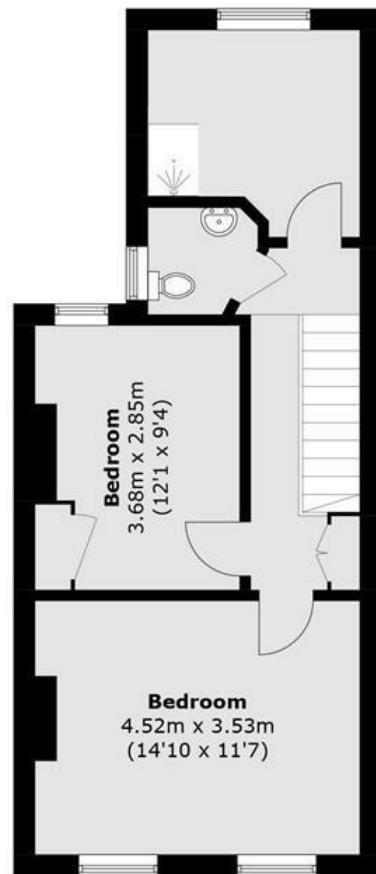
### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





**Ground Floor**



**First Floor**

Total area (approx.): 102.7 sq. m (1,105.5 sq. ft)