

FOR SALE · MID-TERRACED HOUSE

Cranmer Road

Hayes · UB3 2QH

£459,950

HILTONS ESTATES

2	1	1	864
BEDROOMS	RECEPTION	BATHROOM	SQ FT

The Property

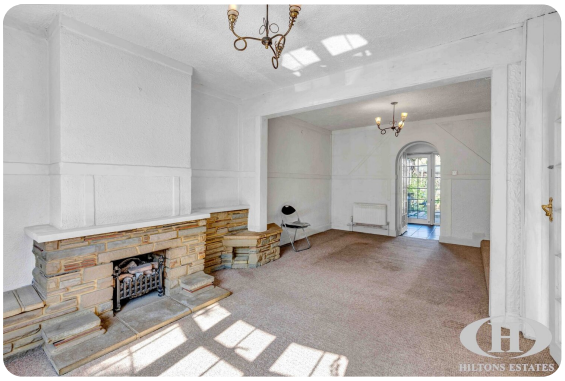
Cranmer Road, Hayes, UB3 2QH

A well-proportioned two-bedroom mid-terraced home, offered in fair condition and presenting a genuine opportunity to refurbish, modernise and add value. The accommodation comprises a bright open-plan living and dining room, a separate fitted kitchen, two generous double bedrooms and a first-floor family bathroom, with a private rear garden and on-road parking. Comfortable throughout and ready to occupy, it is equally suited to first-time buyers looking to put their own stamp on a home or to investors seeking a dependable yield.

Set in a popular residential pocket of Hayes, the property enjoys excellent connectivity. Hayes & Harlington station on the Elizabeth line provides rapid links into central London and out towards Reading and Heathrow, while local bus routes, shops, schools and green spaces are all close at hand. With strong rental demand across the area and scope to extend (subject to the necessary permissions), it makes an attractive proposition for families, professionals and developers alike. Available for viewings now.

KEY FEATURES

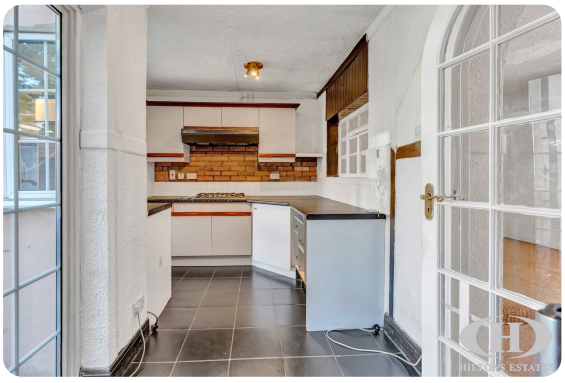
- Spacious two-bedroom 1940s mid-terraced home (freehold)
- Two generous double bedrooms & first-floor family bathroom
- Bright open-plan living & dining room
- Extended fitted kitchen with private rear garden
- Fantastic opportunity to modernise & add value
- Excellent potential to extend (STPP)
- Elizabeth line, Heathrow, Uxbridge, Southall, M4 & A40 nearby
- Ideal for first-time buyers, families, investors & developers
- Call now for viewings!



RECEPTION ROOM



LIVING / DINING ROOM



FITTED KITCHEN



KITCHEN — REAR ASPECT

Bedrooms, Bathroom & Garden

Cranmer Road, Hayes, UB3 2QH



REAR GARDEN



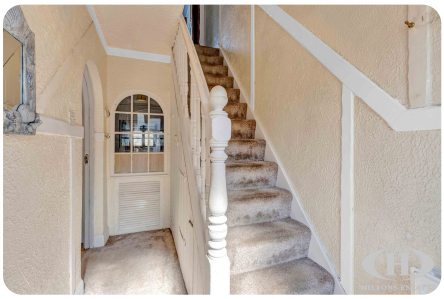
FRONT BEDROOM



SECOND BEDROOM



BATHROOM / WC



ENTRANCE HALL & STAIRS



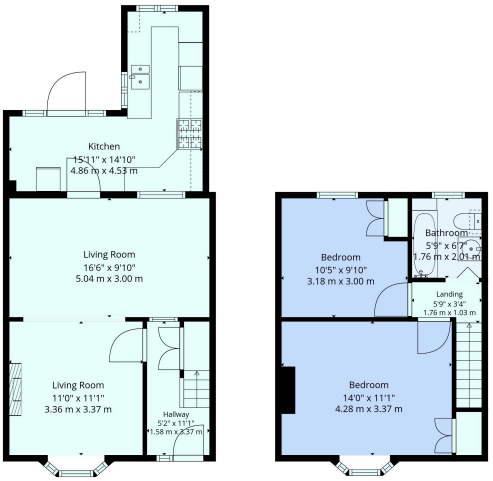
LIVING / DINING ROOM



REAR GARDEN

Floor Plan & Information

Cranmer Road, Hayes, UB3 2QH



Total: 864 sq. Ft, 81 m2
1st Floor: 513 sq. Ft, 48 M2, 2nd Floor: 351 sq. Ft, 33 m2
Excluded Areas: Bay Window: 11 sq. Ft, 1 M2, Walls: 68 sq. Ft, 5 m2

HILTONS ESTATES

- 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 Investigations And Assessm

ACCOMMODATION

GROUND FLOOR

Living Room	16'6 × 9'10
Living Room	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

GENERAL

Total Floor Area	864 sq ft
Property Type	Mid-terrace
Era	1940s
Parking	on-road

ARRANGE A VIEWING

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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, and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty whatever in relation to this property. Fixtures, fittings and appliances have not been tested and no warranty can be given as to their condition. All measurements are approximate and taken from the floor plan.