

ALLDAY  
& MILLER



Cromwell Road, Hayes, UB3 2PR  
£440,000

2 1 2 D



Cromwell Road, Hayes, UB3 2PR

£440,000

- Two Bedroom Home
- Extended Downstairs
- Two Reception Rooms
- Convenient Access To Local Shops/Amenities
- Large Outbuilding To Rear Of Garden
- End Of Terrace With Side Access
- Over 100Ft Garden
- Potential For Loft Extension (STPP)
- Excellent Condition Throughout
- Freehold

## Description

Spanning an impressive 1,029 square feet, the property features two inviting reception rooms, providing ample space for relaxation and entertaining guests, a well equipped fitted kitchen and a conservatory which provides access to the rear.

The first floor features two spacious double bedrooms, ideal for a small family or those seeking extra space. A well appointed bathroom completes this level.

To the rear enjoys a private rear garden, which is mainly laid to lawn. This outdoor space offers a wonderful opportunity for outdoor dining and entertainment.

## Situation

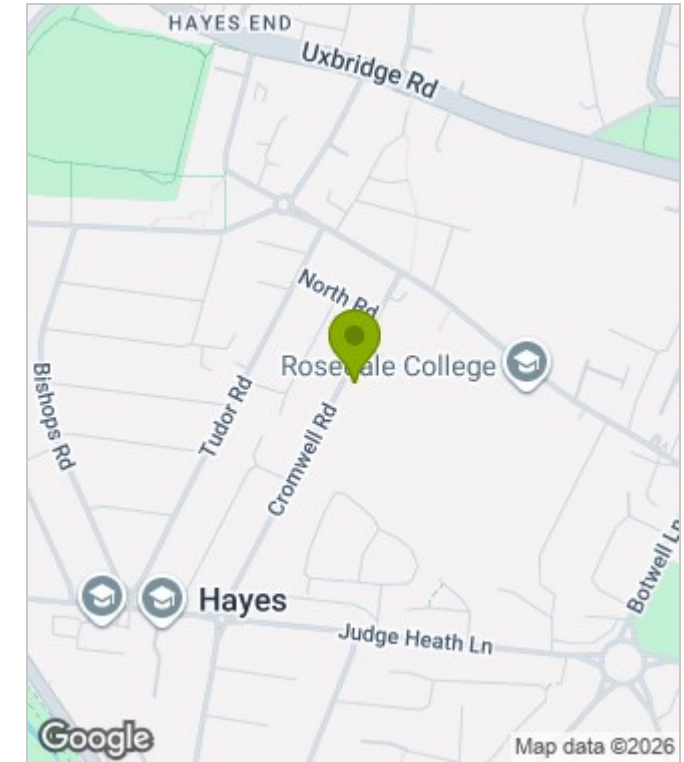
Cromwell Road giving easy access to the Uxbridge road with its variety of local shops, takeaways, coffee shops and cafes. A number of bus/road links including the M40, M4 and M25 with its links to London and the Home Counties. Hayes Town Centre is just a short drive away with the Elizabeth Line, making the journey into Central London a breeze. The area is served by highly regarded schools in the local area including Wood End Park Academy , Botwell House Catholic school and Harlington secondary school.



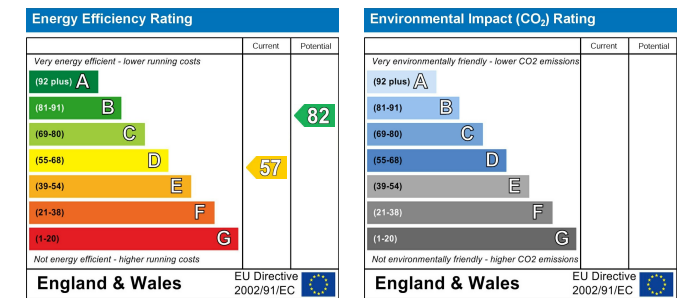
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.