









Cromwell Road, Hayes, UB3 2PR

£475,000

- 1000 Sq Ft
- Two Extra Large Bedrooms
- Private Rear Garden
- Good Loft Height For Extensions
- Chain Free

- Close To Elizabeth Line
- Similiar Size/Bigger Than Three Bedroom Houses
- Potential To Extend (STPP)
- Freehold
- Functional Kitchen Layout With Ample Storage And Workspace

Description

A fantastic opportunity to acquire this wellmaintained two-bedroom mid-terrace family home, ideally located on a guiet residential street in the heart of Hayes. 61 Cromwell Road offers spacious accommodation, a private garden, and excellent access to local amenities, schools, and transport links. Upon entering, you're welcomed into a bright and airy through-lounge, perfect for both relaxing and entertaining. The ground floor also features a well-appointed kitchen with plenty of cupboard space and access to a generous private rear garden-ideal for summer gatherings or family playtime. Upstairs, the property benefits from three good-sized bedrooms and a family bathroom. The layout offers flexible living space, and there is scope to extend (STPP) to suit future needs.

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 jounrey into Central London a breeze. The area is served by highly regarded schools in the local area including Colham Manor primary school, Botwell House Catholic school and Harlington school.







Floor Plans

Cromwell Road, Hayes, UB3 Park Ln HAYES END Approximate Area = 1000 sq ft / 92.9 sq m Uxbridge Rd For identification only - Not to scale Garden layes End 14.43 x 4.87 47'4 x 16'0 ecreation N Ground Wood End Green Rd Nort Kitchen 2.92 min x 2.67 max 2.53 x 1.73 9'7 x 8'9 8'4 x 5'8 Tudor Rd Cromwell Rd Bishops Dn Rd Bedroom 3.34 max x BotwellLn 3.04 max 10'11 x 10'0 Hayes Amateur 0 Hayes **Boxing Club Reception Room** 7.48 max x Judge Heath Ln 3.85 max 24'6 x 12'8 CH 8'5/2.56 Bedroom Coople 4.75 max x 3.47 max Map data @2025 15'7 x 11'5 CH 87/2.62 **Energy Performance Graph**

Energy Efficiency Rating Environmental Impact (CO₂) Rating Potential Current Potentia Very energy efficient - lower running cost: Very environmentally friendly - lower CO2 em (92 plus) A (92 plus) 🖄 В (81-91) 81 (69-80) 63 D 39-54 Ε (39-54) F Not energy efficient - higher running costs Not environmentally friendly - higher CO2 emi. EU Directive 2002/91/EC EU Directive 2002/91/EC England & Wales England & Wales

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estate agents

ALLDAY

MILLER

First Floor

CH

= Ceiling Height

= Reduced headroom

below 1.5m / 5'0

4.87 x 3.18

16'0 x 10'5

Floor plan produced in accordance with RICS Property Measurement Standards incorporating

International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.

Ground Floor

Produced for Allday & Miller.

Area Map