



## Cromwell Road, , Hayes, UB3 2PR

- End of Terrace House
- Modern Kitchen & Bathroom
- Generous Rear Garden
- Conservatory & Rear Garage
- EPC Rating: D/Council Tax Band: D
- Two Bedrooms
- Good Condition Throughout
- Spacious Reception Rooms
- Further potential to Extend (STPP)
- Viewing Highly Advised

**Offers Over £440,000**



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## DESCRIPTION

This well-maintained and spacious End of Terrace House is located on a quiet residential road in the heart of Hayes, offering a perfect blend of comfort, modern living, and future potential. The property features two well-proportioned bedrooms, a modern fitted kitchen with ample storage and workspace, and a contemporary bathroom finished to a high standard. The home is in good condition throughout, ideal for buyers looking for a move-in-ready home.

On the ground floor, you'll find spacious and bright reception rooms that provide flexible living and dining areas, ideal for entertaining or relaxing. The rear conservatory adds additional living space, filled with natural light and overlooking the garden – perfect as a dining area, home office, or playroom.

Outside, the property boasts a generous rear garden, ideal for families, gardening enthusiasts, or outdoor entertaining. There is also a rear garage, offering secure parking or additional storage space with access via a service road.

Situated in a popular and well-connected area, the home is close to local amenities, schools, parks, and excellent transport links including Hayes & Harlington Station (Elizabeth Line), providing fast access into Central London and Heathrow. The property offers scope for further extension (STPP), allowing buyers to add value and create additional living space in the future, whether through a side or rear extension, or even a loft conversion, subject to planning.

EPC Rating: D/Council Tax Band: D





