



£675,000

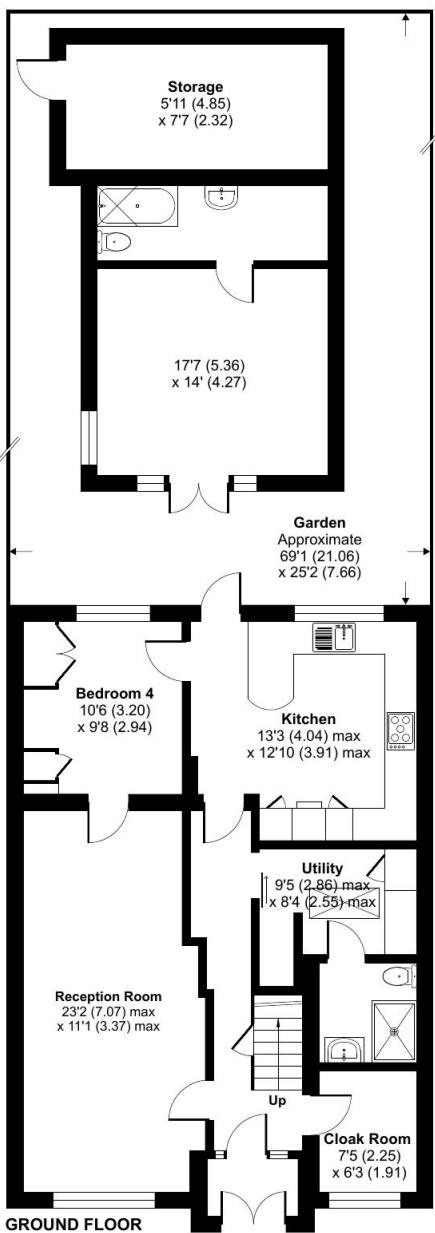
cranford drive, hayes, UB3

Situated on a popular road within easy reach of Hayes Station, this extended four-bedroom semi-detached house offers spacious and versatile accommodation. The property benefits from off-street parking, double glazing, two bathroom/shower rooms, and a large outbuilding complete with its own bathroom. There is further potential to extend, subject to the usual planning permissions (STPP). Conveniently located close to local schools, shops, ASDA, and bus routes providing direct access to Heathrow, the property is also within walking distance of Hayes & Harlington Station (Elizabeth Line). Early viewing is highly recommended. Call now to arrange an appointment.

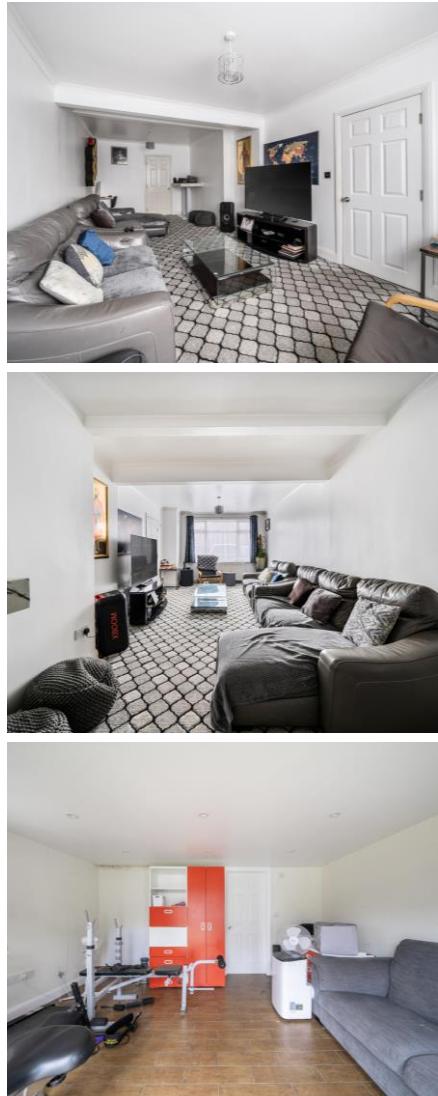
t. 020 8573 4663 f. 020 8561 2606 w. www.simpleEA.com e. info@simpleEA.com

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Approximate Area = 1212 sq ft / 112.5 sq m
 Outbuildings = 367sq ft / 34.1 sq m
 Total = 1579 sq ft / 146.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Take Coldharbour Ln to Station Rd in Hayes Town 1 min (0.2 mi) Continue on Station Rd. Take Nestles Ave to N Hyde Rd 5 min (0.8 mi) Turn left onto N Hyde Rd 2 sec (33 ft) Drive to Cranford Dr

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.