



Cranford Drive UB3 4LG

1 BEDROOM FLAT / GREAT LOCATION: A conveniently located 1 bedroom third floor flat perfect for Buy-To-Let or as a first time purchase.

This much larger than average property is also situated near bus routes to the Bath Road, Hayes & Harlington mainline station to Paddington (Crossrail due 2022) and London Heathrow Airport. The M4/M25 networks only a short drive away.

This spacious balcony flat also benefits from double glazed windows, gas central heating, new combi boiler, interior and exterior storage cupboards and units and long lease.

This property is also within easy walking distance of a Cranford Park Academy and as Asda Superstore and features a entrance hall, fitted kitchen lounge with double glazed doors to private balcony, 1 double bedrooms and fitted bathroom.

Accommodation

1 Bedroom

Third Floor Flat

Large Lounge

Gas Central Heating /
Double Glazing

Kitchen / Breakfast Area

Balcony

No Upper Chain

EPC Rating D / Leasehold

Third Floor

Hallway - Laminate flooring, radiator and storage cupboards.

Lounge - 15' 10" x 11' 3" (4.85m x 3.45m) Laminate flooring, radiator, storage cupboard with new combi boiler and double doors leading to balcony.

Kitchen / Breakfast Area - 12' 8" x 8' 2" (3.88m x 2.51m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point with gas connection, space for fridge/freezer, plumbing for washing machine, plumbing for tumble dryer, breakfast bar and part tiled walls and splashbacks. Double glazed window to aspect

Double Bedroom - 13' 0" x 9' 11" (3.98m x 3.04m) Fitted carpet, radiator, fitted cupboard, walk in wardrobes and rear aspect double glazed window.

Bathroom - Tiled flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.



Exterior

External - Brick built storage cupboard.

Tenure - Leasehold: Approximately 103 years although Vendors solicitor will confirm exact term remaining.

Service Charge: Approximately £746.09 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

Ground Rent: £10.00 per annum (to be confirmed by Vendors solicitor)

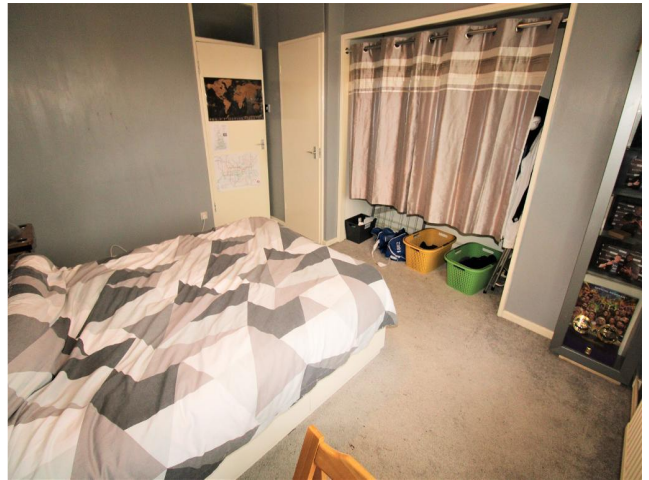
About Hayes - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2020. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

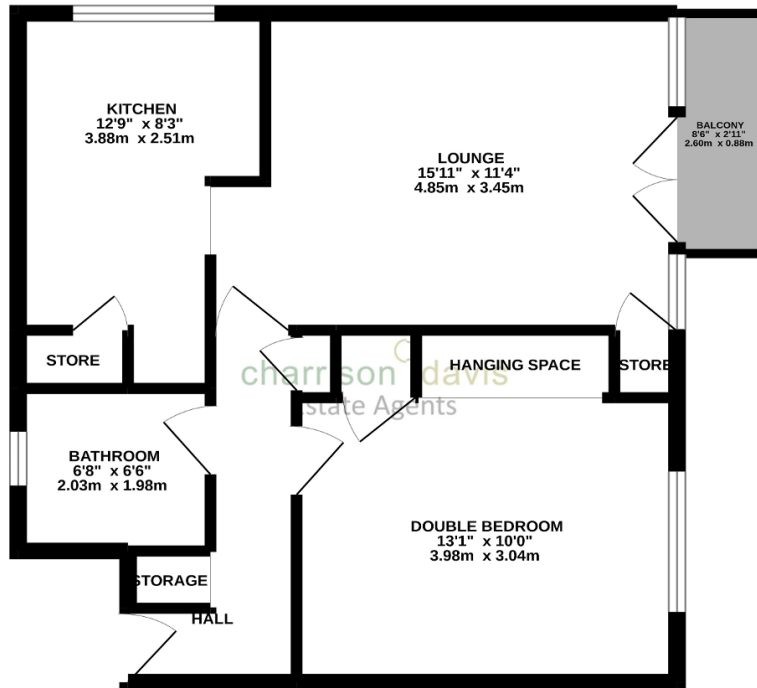
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

Hayes has a long history. The area appears in the Domesday Book of 1086.

Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		