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Balmoral Drive, Hayes, UB4 0DQ
£500,000

4 2 2



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- Four Double Bedrooms
- Off Street Parking
- Central Heating / Double Glazed Windows
- Private Rear Garden
- Short Distance To Shops/Amenities
- Two Bathrooms
- Extended To The Rear
- Excellent Transport Links
- Excellent Investment / First time Purchase Opportunity
- Close To Highly Regarded Schools

Description

This accommodation on offer comprises of a welcoming entrance hallway, a spacious bedroom, downstairs WC, fully fitted kitchen and dining area which gives access to the rear garden.

To the first floor is a bright and spacious reception room and a generously sized bedroom with fitted wardrobes.

Rising to the second floor a further two bedrooms and a family bathroom suite.

The front of the property with a low maintenance garden and pathway leading to the property. To the rear a private garden with two sheds, ideal for extra storage space.

Situation

Balmoral Drive is a popular residential road located just off of Park Lane and all its amenities including shops and bus links along with a number of schools including the popular Hayes Park School. Hayes Town centre with its expanse of shops, banks, restaurants and Crossrail train station is just 1.8 miles away. There are also bus links nearby to Brunel University, Uxbridge College, Hillingdon Hospital and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.



Floor Plans

Balmoral Drive, UB4
 Approximate Area = 120.9 sq m / 1301 sq ft
 (Excluding Sheds)
 For identification only - Not to scale

Ground Floor

Shed

Garden 4.67 max x 3.62 max
15'4" x 11'11"

Shed

Kitchen / Dining Room 7.09 max x 4.20 max
23'3" x 13'9"

Bedroom 3.68 x 2.59
12'1" x 8'6"

4.67 x 4.50
15'4" x 14'9"

Second Floor

Bedroom 4.59 max x 2.69 max
15'1" x 8'10"

Bedroom 4.52 max x 3.16 max
14'10" x 10'4"

First Floor

Reception Room 4.54 x 3.17 max
14'11" x 10'5"

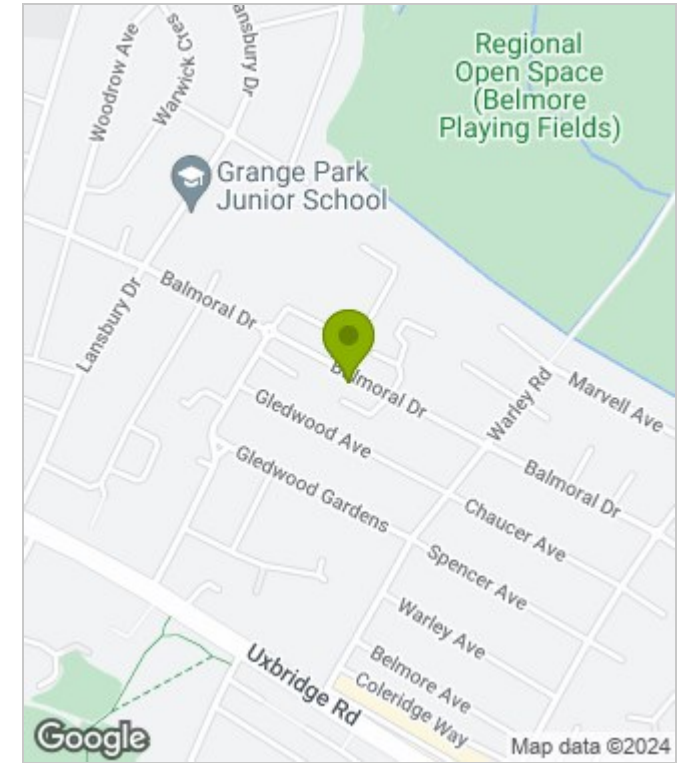
Bedroom 3.78 x 2.68
12'5" x 8'10"

CH = Ceiling Height

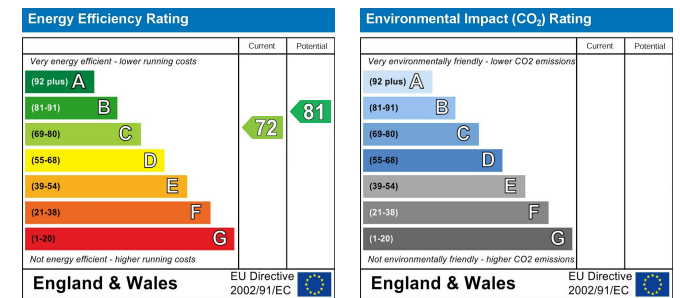
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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Area Map



Energy Performance Graph



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