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& MILLER



Balmoral Drive, Hayes, UB4 8DL  
£550,000

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**£550,000**

- Semi Detached Home
- Four Bedrooms
- Popular A Type 'Nash' Home
- Garage To Own Driveway
- Close To Shops/Amenities
- Premier North Hayes Location
- Presented In Good Order Throughout
- Nearby Hayes Park School
- Loft Conversion
- EPC Rating D

## Description

This property comes to the market in great condition throughout comprising of a welcoming entrance, bright and spacious reception lounge, fully fitted kitchen and dining area giving access to the rear, completing with a downstairs WC.

To the first floor enjoys three bedrooms and a family bathroom.

Rising to the second floor a further generously sized bedroom with plenty of storage space and an en suite.

To the front of the property with a low maintenance garden and a space for off road parking, also giving access to the garage. To the rear a private garden mainly laid to lawn.

## 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.



