



Balmoral Drive, Hayes, Middlesex, UB4 8DL

CHARRISON DAVIS OFFER FOR SALE THIS WELL PRESENTED 4 BEDROOM / 2 BATHROOM 'NASH' BUILT EXTENDED SEMI DETACHED HOUSE located in a much sought residential area of North Hayes. Close to Kingshill shopping parade and the well regarded Hayes Park and Grange Park Primary Schools. The accommodation with gas central heating and double glazed windows provides an entrance porch, hallway, living room, spacious kitchen / diner and ground floor toilet. On the first floor there are 3 bedrooms and a spacious family bathroom. The loft has been professionally converted into a double aspect master bedroom (easily divided into 2 separate bedrooms) and a shower room / toilet . Externally you have an attached garage with your own drive which has potential to convert into additional living space (stpp). You also have attractive front and rear gardens.

Viewing highly recommended!

Asking Price £559,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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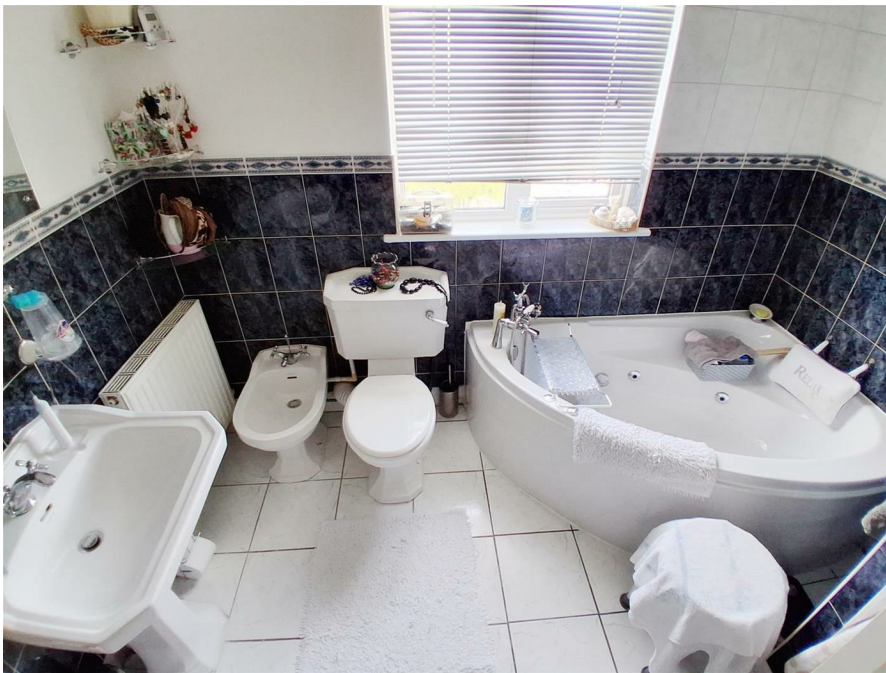
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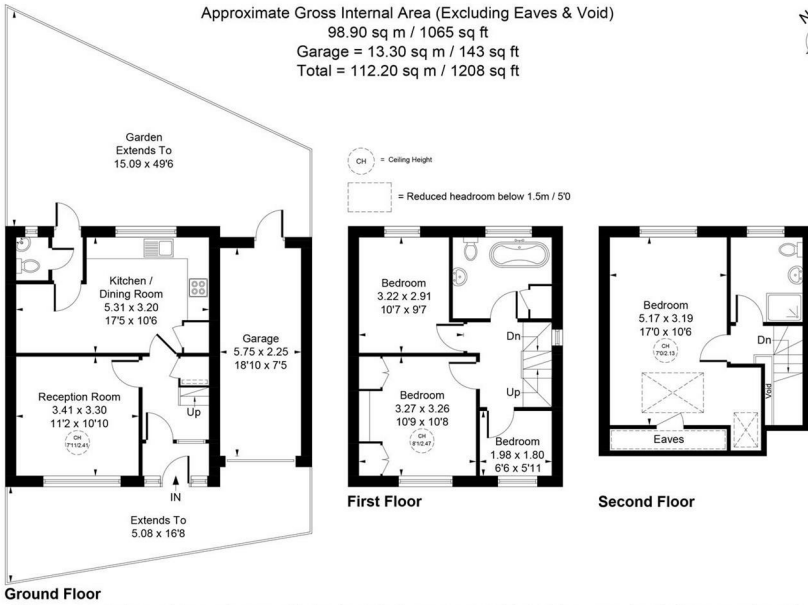


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Approximate Gross Internal Area (Excluding Eaves & Void)
 98.90 sq m / 1065 sq ft
 Garage = 13.30 sq m / 143 sq ft
 Total = 112.20 sq m / 1208 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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