



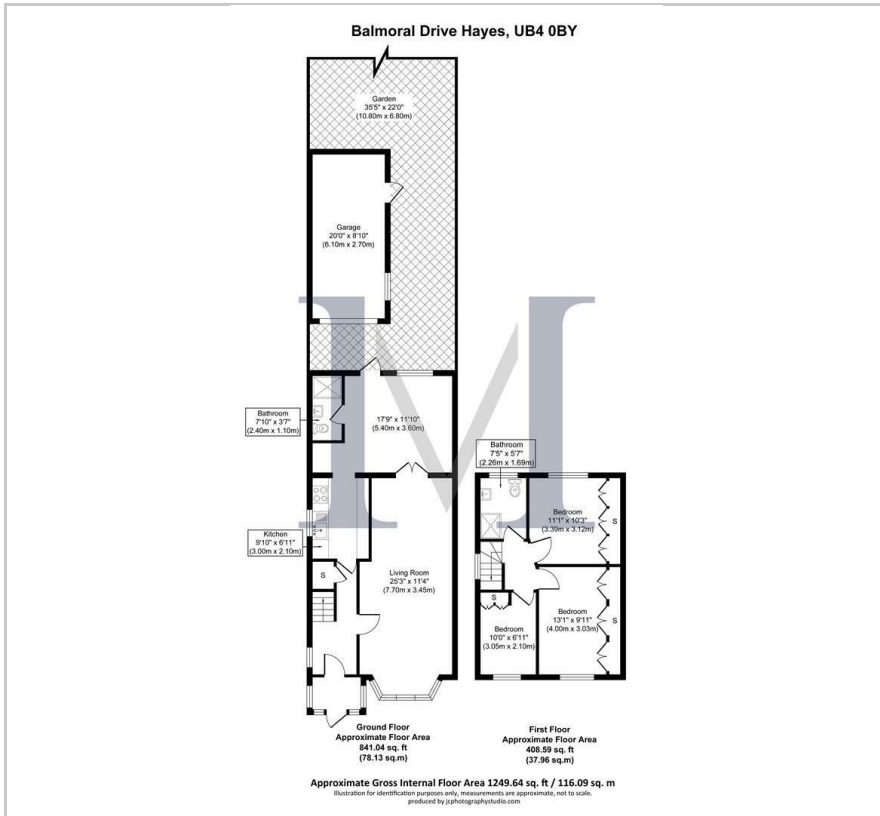
**MOVE INN ESTATES**  
MAKING THE RIGHT MOVE



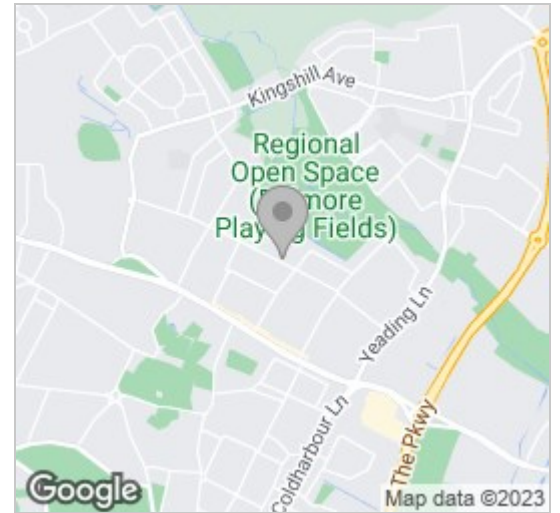
**Balmoral Drive**  
Hayes, UB4 0BY  
Asking Price £600,000



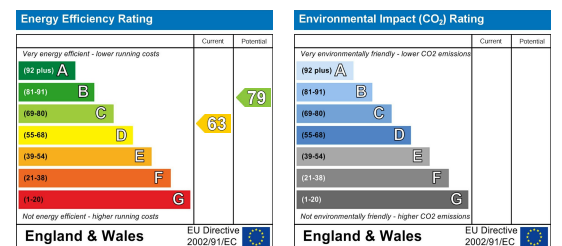
## Floor Plan



## Area Map



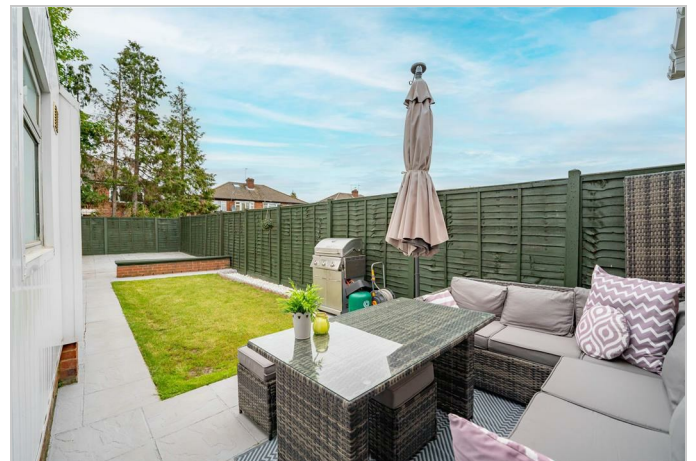
## Energy Efficiency Graph



## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Chain free
- Semi-detached
- Immaculate condition
- Three bedrooms
- Two bathrooms
- Potential to extend (STPP)



CHAIN FREE and new to the market, we present this immaculate three-bedroom, semi-detached family home located on the renowned Balmoral Drive, within reach of local amenities, transport links, and excellent schools.

Upon entering you are met with a spacious porch area, a hallway which leads into the fitted galley kitchen and also through to the lounge which is beautifully presented, double doors which takes you into the dining area. A ground-floor shower room can be found. The first floor likes, three good size bedrooms and a family bathroom suite.

Additional benefits include a spacious garden, driveway, and potential to extend (STPP).

The local area is highly regarded and conveniently located near shops and amenities. You are within easy reach of the Uxbridge Road allowing access to surrounding areas. Various local bus routes service the area making transport convenient. Hayes & Harlington Station is only a short drive away which operates on the new Elizabeth Line making London travel extremely convenient. By car, the Uxbridge Road, A40, M4/M25 are also nearby to the property. All of these factors make this an ideal family home as well as an excellent investment opportunity.

Viewings advised.



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