



92 Hobart Road, Hayes, Middlesex, UB4 9NB

£500,000

**EVANS**  
& COMPANY

# Hobart Road Hayes

- 4 Bedroom Townhouse
- Double Glazed
- Gas Central Heating
- En Suite shower to Master Bedroom
- Off Street Parking
- No Upper Chain

Evans & Company are pleased to present this spacious 4 bedroom townhouse. The property is offered with no upper chain and boasts a private rear garden, double glazed windows, gas central heating and off street parking for 1 car.

## Entrance Porch

Door to

## Entrance Hall

Stairs to first floor doors to

## Kitchen

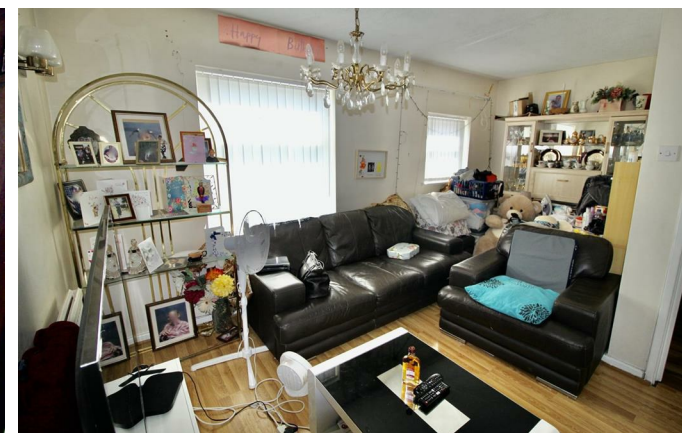
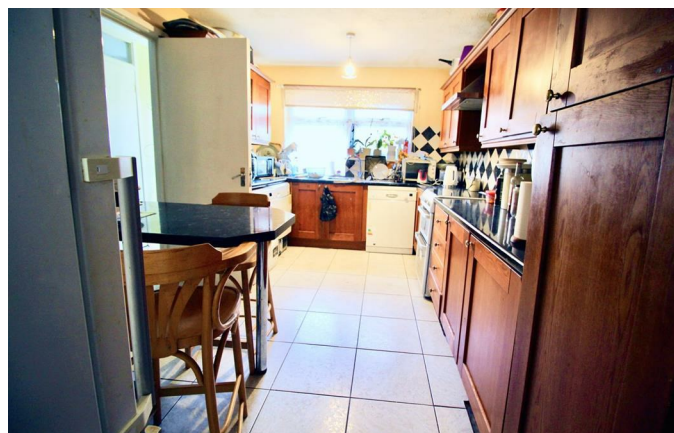
15'8" x 9'2" (4.79 x 2.81)

Double glazed window to rear, eye and base level storage units, double drainer sink unit, door to

## Reception 1

16'2" x 9'1" (4.94 x 2.79)

Double glazed window to front, radiator



### Downstairs WC

Low level wc, wash and basin

### Stairs to First Floor

Stairs to second floor, doors to

### Reception 2

15'8" x 12'9" (4.78 x 3.91)

Double glazed windows to rear, radiator

### Bedroom 1

12'3" x 9'2" (3.74 x 2.80)

Double glazed window, radiator, door to

### En Suite Shower

Panel enclosed shower cubicle, low level wc, wash hand basin, double glazed window to rear

### Stairs to Second Floor

doors to

### Bedroom 2

13'1" x 9'8" (4.00 x 2.97)

Double glazed window, radiator

### Bedroom 3

12'4" x 7'4" (3.76 x 2.26)

Double glazed window, radiator

### Bedroom 4

7'5" x 6'10" (2.28 x 2.10)

Double glazed window, radiator

### Bathroom

Panel enclosed bath, wash hand basin, low level wc, double glazed window, radiator

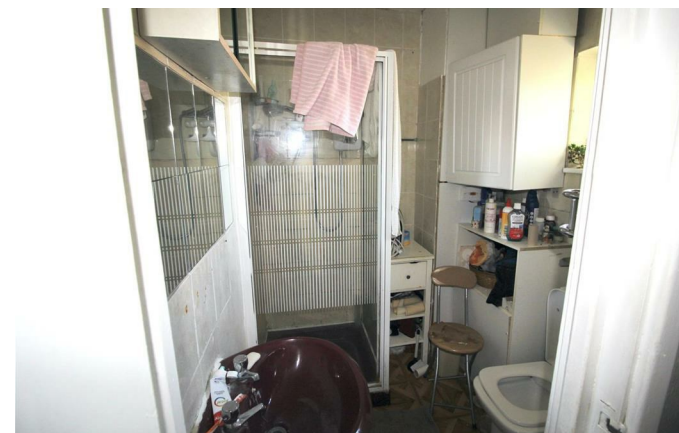
### Outside

### Front

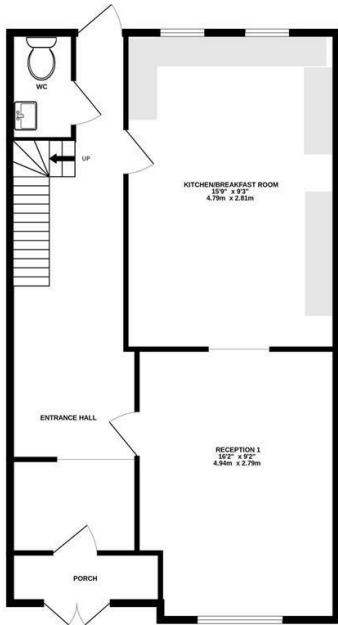
Off street parking for 1 car

### Rear

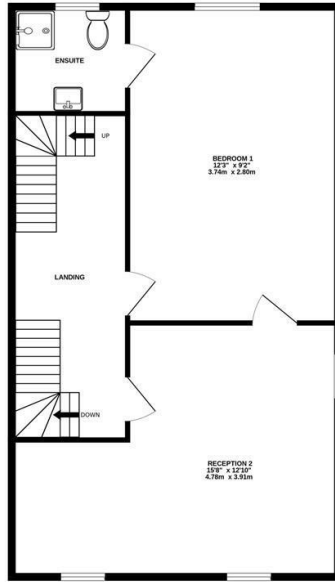
Paved area enclosed



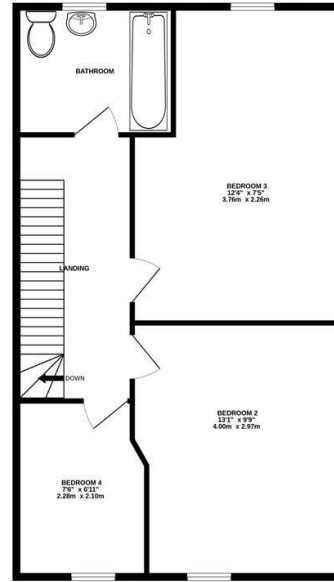
GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.

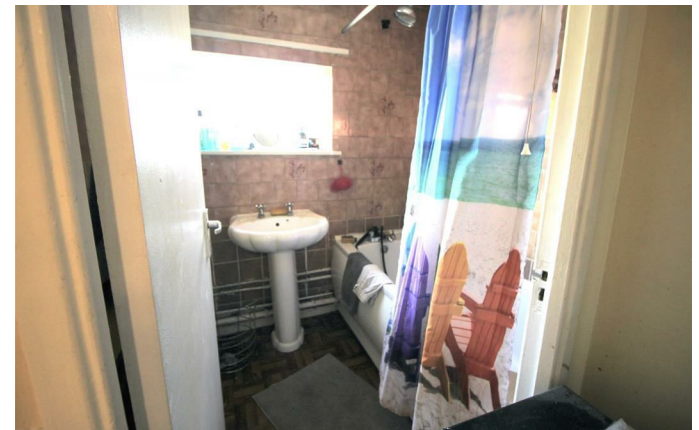


2ND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	