



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

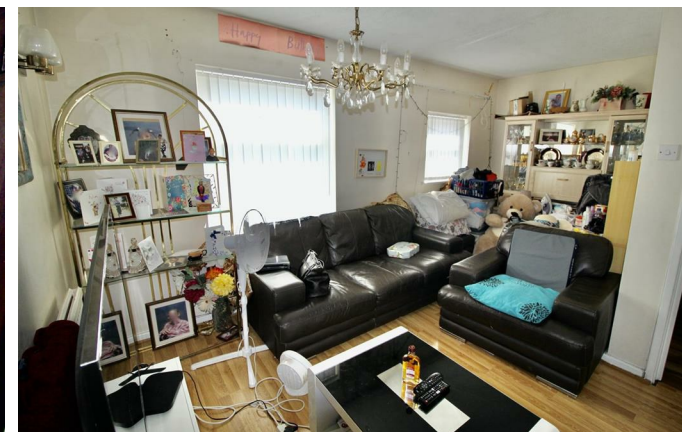
15'8" x 9'2" (4.79 x 2.81)

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

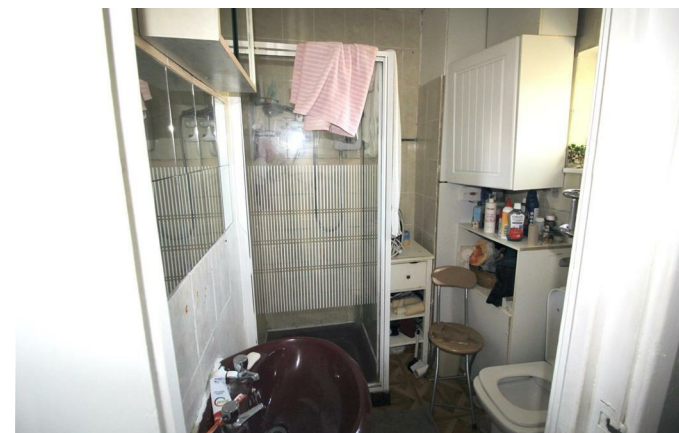
Outside

Front

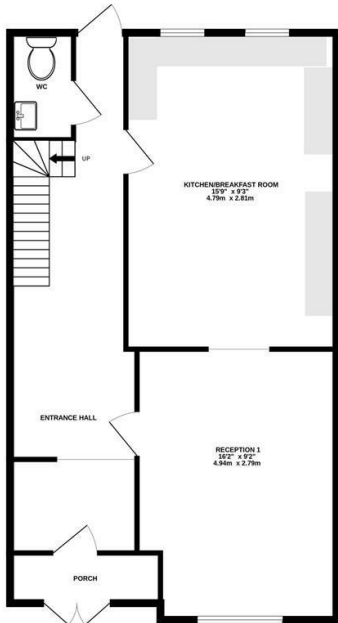
Off street parking for 1 car

Rear

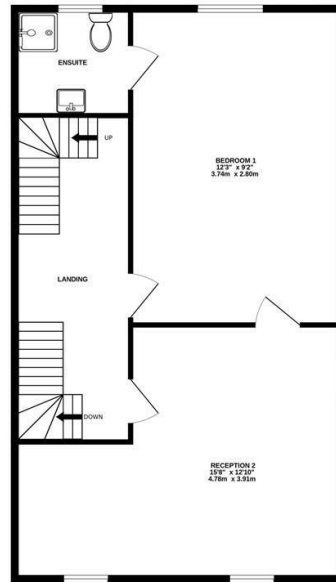
Paved area enclosed



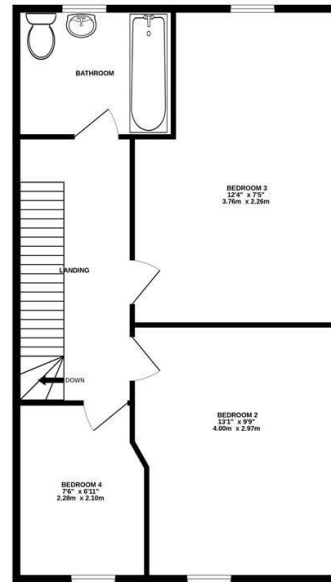
GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



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

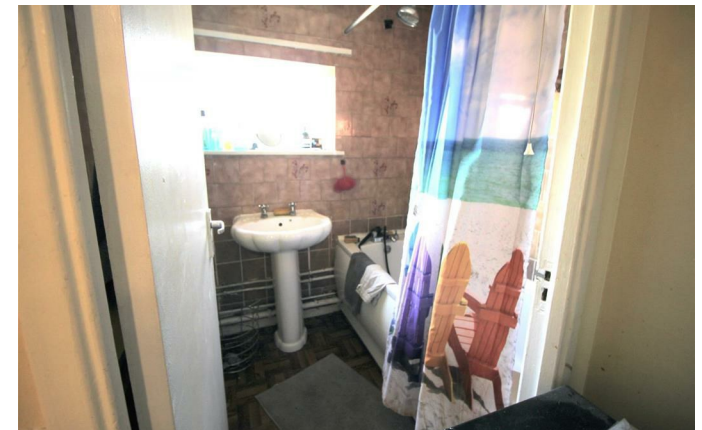


2ND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	