Balmoral Drive, Hayes

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Asking Price £599,950

Balmoral Drive, Hayes

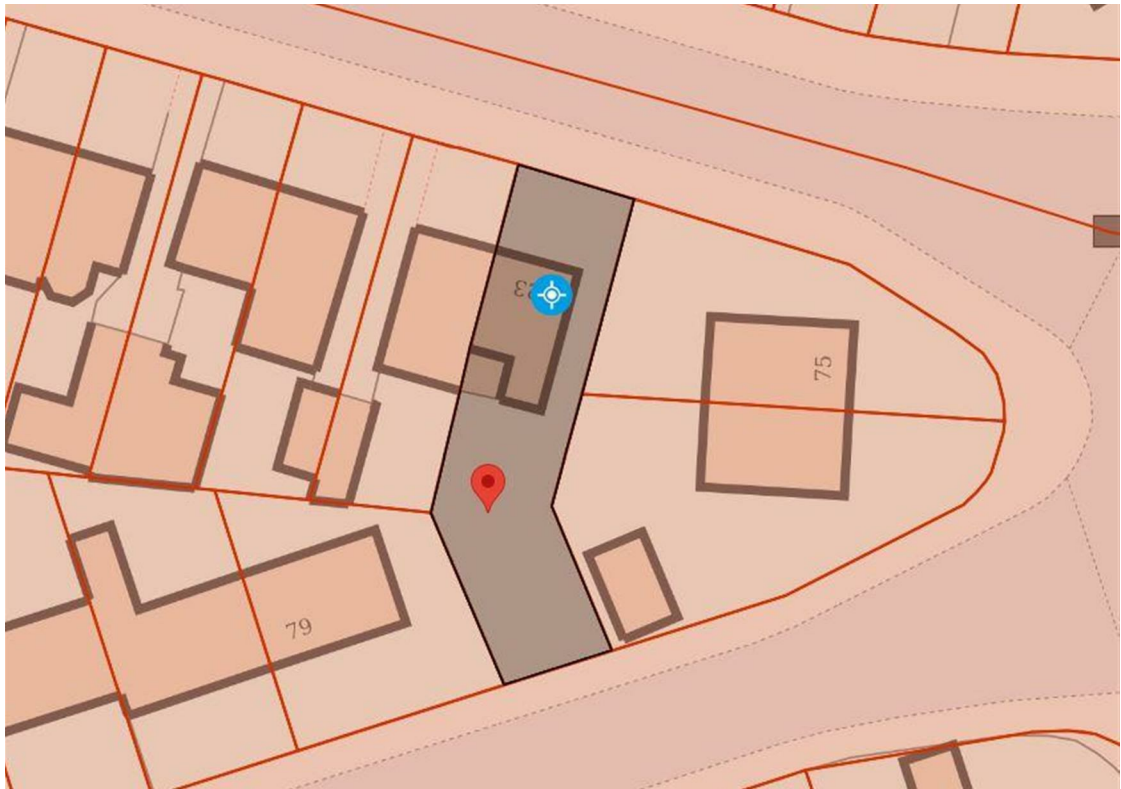
DESCRIPTION

Situated in a tranquil setting on Balmoral Drive is this well presented, extended, semi detached home in modern condition throughout. The property is ideal for families looking for spacious accommodation and further potential to extend subject to planning permission.

The property comprises entrance hall, extended galley style kitchen, open plan reception room with dining room space leading into the garden. To the first floor there are three bedrooms and a modern bathroom suite. Outside the property has its own driveway, side space and a good sized rear garden having the added benefit of rear access via Derwent Drive including a dropped kerb for vehicular access.

The property is located in a sought after area convenient for local schools & access to both Yeading lane & the main Uxbridge road which provides access to the surrounding areas & beyond including Hayes Town with its Hayes & Harlington mainline station now servicing the Elizabeth Line. The A312/A40 dual carriageway links are also a short drive away providing greater access into London and Heathrow Airport.

- Three Bedrooms
- Semi Detached Home
- Popular A Type 'Nash' Home
- Own Driveway
- Large Rear Garden w/ Rear Access & Dropped Kerb
- Extended Kitchen & Dining Room
- Modern Bathroom Suite
- Open Plan Reception Room
- EPC Rating: TBC
- Further Potential to Extend (STPP)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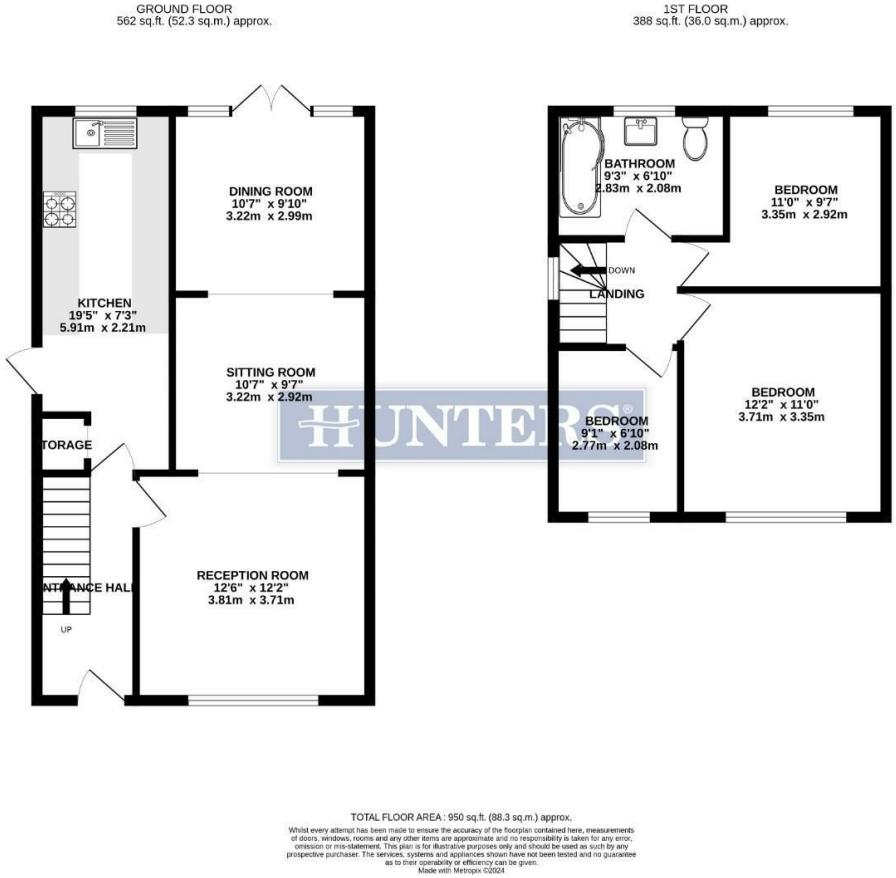
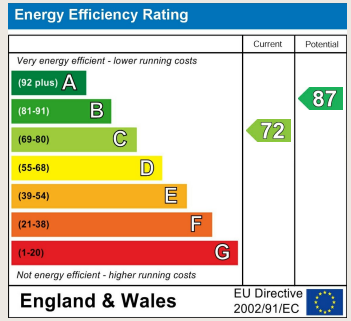


ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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