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Derwent Drive, Hayes, UB4 8DS  
£620,000

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**£620,000**

- Five Bedrooms
- Premier Road In North Hayes
- Extended
- Driveway
- Freehold
- Three Bathrooms
- Chain Free
- Good Transport Links



## Description

An expertly extended five bedroom three bathroom semi-detached house on a premier road in North Hayes.

This spacious property presented over three floors comprises of a welcoming entrance with two storage cupboards, reception room, modern fully fitted kitchen, dining room, downstairs WC & bathroom, a second reception space in the extension which is currently used as a bedroom provides direct access to the rear garden.

The first floor enjoys three bedrooms and a family bathroom.

Rising to the second floor with a further two bedrooms and showeroom.

The front creates a space for off street parking for multiple vehicles. To the rear boasts a private garden with an outbuilding.

## Situation

### Location

Derwent Drive which runs between Park Lane & Park Road. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is just 350 yards from the property. Nearby bus service provide access to Hayes Town with the Elizabeth line. . The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.5 miles from the property. Kingshill Parade popular local shopping facilities along with Hayes Park's highly sought after school are both located 800 yards from the property.





**Derwent Drive, Hayes, UB4**  
 Approximate Area = 1364 sq ft / 126.7 sq m  
 Outbuilding = 175 sq ft / 16.3 sq m  
 Total = 1539 sq ft / 143.0 sq m  
 For identification only - Not to scale

**Ground Floor**

- Outbuilding: 4.82 max x 3.64 max (15'10" x 11'11")
- Garden: 20.74 x 3.64 (68'1" x 11'11")
- Bedroom: 3.29 max x 2.95 max (10'10" x 9'8")
- 2.71 x 1.41 (8'11" x 4'8")
- Dining Room: 3.52 max x 2.87 max (11'7" x 9'5")
- Kitchen: 3.14 x 2.32 (10'4" x 7'7")
- Reception Room: 4.61 max x 3.41 max (15'1" x 11'2")
- Extends To: 4.73 x 15'6"

**First Floor**

- Bedroom: 3.18 x 3.15 (10'5" x 10'4")
- Bedroom: 3.51 max x 3.12 max (11'6" x 10'3")
- Bedroom: 1.96 x 1.63 (6'5" x 5'4")

**Second Floor**

- Bedroom: 2.77 x 2.75 (9'1" x 9'0")
- Bedroom: 4.18 max x 2.52 max (13'9" x 8'7")

**Legend:**

- CH = Ceiling Height
- Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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## A map of the Hayes Park area. The map shows several roads: Kingshill Ave at the top, Park Ln running vertically, Raynton Dr on the right, Balmoral Dr on the right, Angel Ln on the left, and Park Rd A4020 at the bottom. Hayes Park is a large green area at the top left. A green pin is located near the intersection of Park Ln and Balmoral Dr. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>Current</p> <p>62</p>	<p>Potential</p> <p>76</p>	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	

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