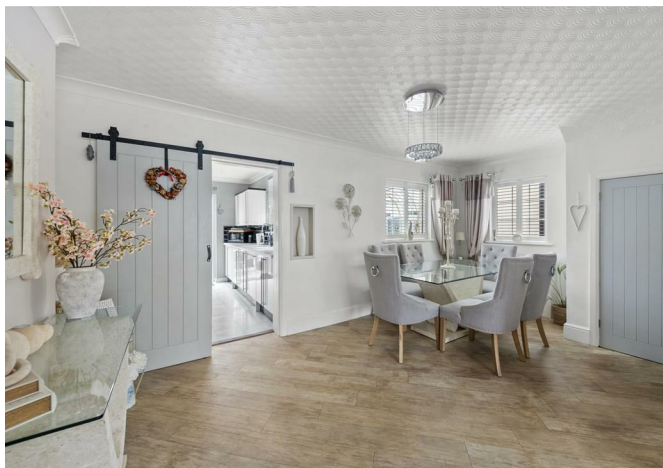




Derwent Drive, Hayes, UB4 8DR
£650,000

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Derwent Drive, Hayes, UB4 8DR

£650,000

- Four Bedrooms
- Freehold
- Outbuilding
- Premier Road In North Hayes
- Great Transport Links
- Semi-Detached
- Two Bathrooms
- Modern Interiors
- Good Schools Nearby
- Potential To Extend Further STPP

Description

This stunning semi-detached home presented in immaculate condition throughout comprising of a bright airy reception room that seamlessly flows into a dining area, creating an inviting space, the sleek fitted kitchen providing easy access to the rear.

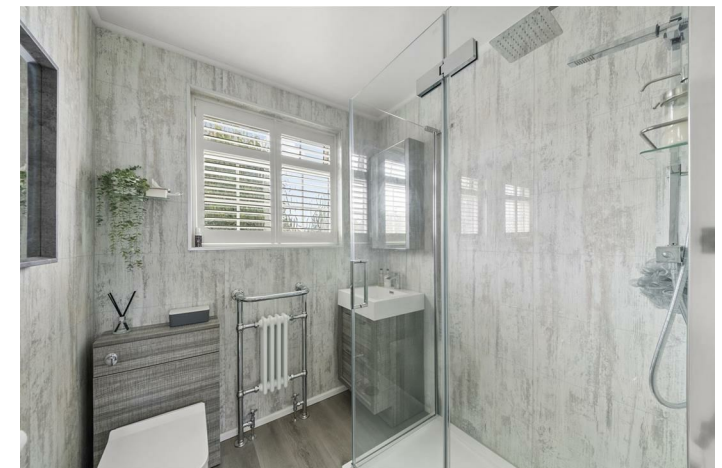
The first floor boasts three generous bedrooms, each offering ample space and natural light, alongside a well appointed family bathroom.

Rising to the second floor, you will find a delightful double bedroom complete with a walk-in wardrobe and an ensuite bathroom, providing a private retreat.

Externally, the property features a front drive with parking, ensuring convenience for residents. To the rear, a well maintained private garden awaits, complete with an outbuilding and garage, offering additional storage or potential for a workshop.

Situation

Derwent Drive which runs between Park Lane & Park Road. The Uxbridge Road with it's variety of shops, takeaways, restaurants, and coffee shops. Nearby bus service provide access to Hayes Town with the Elizabeth line giving serval links to central London and the surrounding areas. Hayes Bypass providing access to the A40, M25, M4 ,Heathrow and Southall. The area is also served by a number of highly regarded schools including Hayes park primary school, Grange park school and Barnhill community high school.



Derwent Drive, Hayes, UB4
Approximate Area (Excluding Eaves)
1244 sq ft / 115.6 sq m
Outbuilding & Garage = 348 sq ft / 32.3 sq m
Total = 1592 sq ft / 147.9 sq m
For identification only - Not to scale

Ground Floor

Garage
4.93 max x
4.33 max
16'2 x 14'2

Outbuilding
4.60 max x
2.20 max
15'1 x 7'3

Garden
13.01 x 6.95
42'8 x 22'10

Kitchen
3.44 x 2.43
11'3 x 8'0

Dining Room
5.56 max x 2.90 max
18'3 x 9'6

Reception Room
3.75 max x
3.61 max
12'4 x 11'10

Extends To
6.15 x 20'2

First Floor

Bedroom
3.53 max x
2.90 max
11'7 x 9'6

Bedroom
3.66 max x
3.57 max
12'0 x 11'9

Bedroom
2.41 x 2.21
7'11 x 7'3

Second Floor

Bedroom
5.36 min x
3.13 max
17'7 x 10'3

Walk-in
Wardrobe

Eaves

CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0

Allday & Miller
estate agents

A map of the Hayes Park area in Uxbridge, showing a green pin on Park Ln. The map includes labels for Hayes Park, Hayes End Rd, Park Ln, Balmoral Dr, Uxbridge Rd, A4020, Uxbridge County Court, North Rd, and Wood End Green Rd. The Google logo and 'Map data ©2025' are also visible.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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