

## 35 Ramulis Drive, Hayes, UB4 9PZ

Nestled in the tranquility of a quiet cul-de-sac, this inviting mid-terraced home offers excellent connectivity, conveniently close to major transport routes such as the A40, M4, and M25. Tailored for both families and professionals, it beautifully balances the calm ambiance of the neighbourhood with the practicality of urban accessibility.

Step inside to a cosy living space, forming the heart of the home—a warm setting for family gatherings and entertaining guests, illuminated by natural light pouring in through stylish sliding doors.

The kitchen showcases a tasteful modernisation, adorned with high-quality fixtures and chic design elements, providing ample room for culinary adventures and everyday functionality.

On the upper floor, you'll find two generously sized double bedrooms, each offering a peaceful haven with plenty of space for relaxation and storage.

The fully upgraded three-piece bathroom radiates sophistication, equipped with sleek fittings to create a tranquil retreat for rejuvenation.

Step into the beautifully landscaped garden which has been thoughtfully crafted to offer minimal maintenance. With a laid driveway and unrestricted street parking, the property ensures convenient parking options.

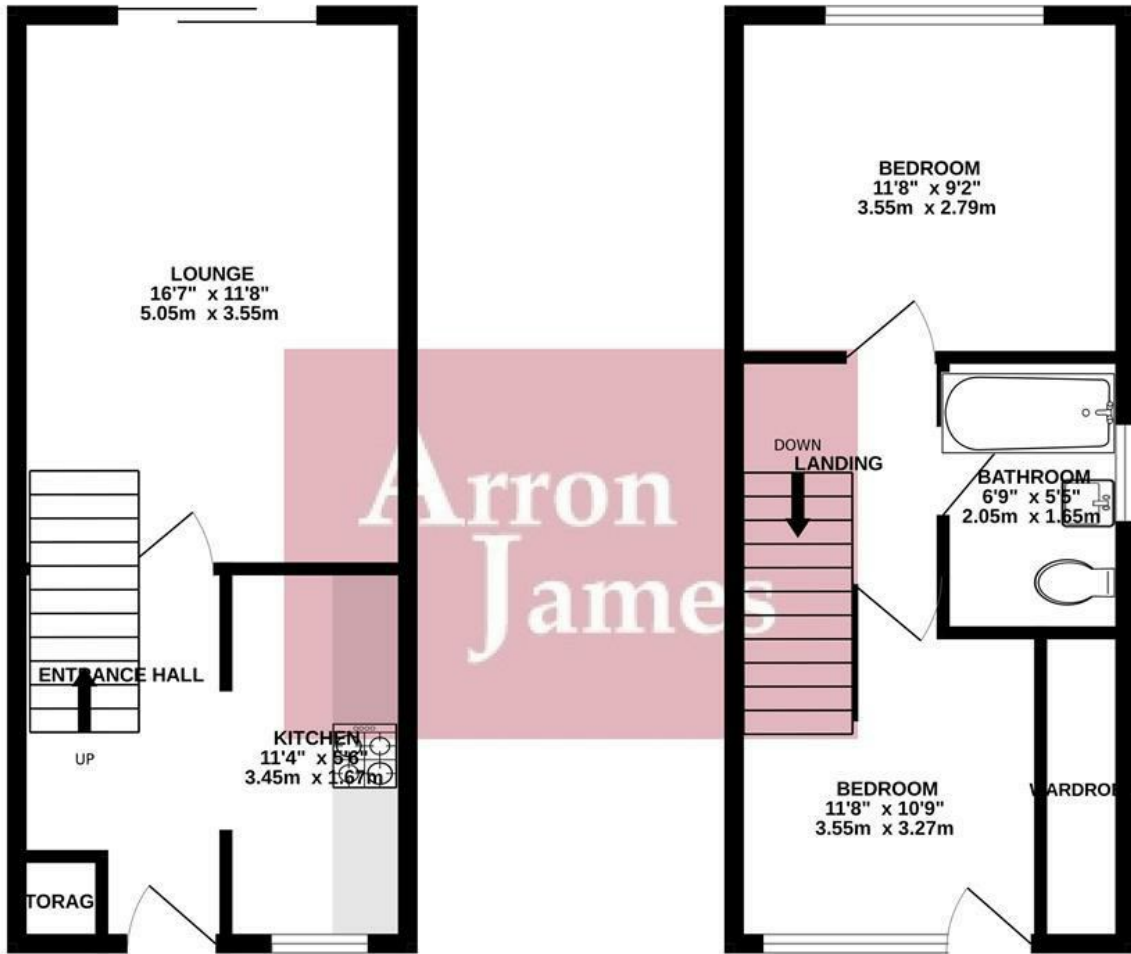
This home seamlessly combines comfort, style, and convenience, making it an ideal choice for those seeking a serene lifestyle with easy access to urban amenities. Call the office today to arrange a viewing.

- Offers in Excess of £425,000
- Freehold House
- Two Bedroom
- Excellent Condition
- Modern Kitchen
- Off Street Parking
- Hayes
- No Upper Chain
- Well Maintained Rear Garden

**£425,000**

GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.

1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



2 BED MID TERRACE

TOTAL FLOOR AREA : 658 sq.ft. (61.2 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) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

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

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