



Derwent Drive, Hayes, UB4 8DS

NO UPPER CHAIN FOR THIS FIVE BEDROOM TWO BATHROOM EXTENDED 'NASH' BUILT SEMI DETACHED HOUSE situated in one of North Hayes most desirable residential locations close to Hayes Park Primary School and the Uxbridge Road with its variety of shops and transport links for Uxbridge, Southall, Ealing, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes).

The property has a generous sized garden with much potential to extend to the rear to create your perfect sizeable family home.

With gas central heating and double glazed windows the accommodation with a loft conversion is arranged over 3 FLOORS with an entrance hall, lounge, kitchen//diner, ground floor bathroom and a conservatory (requires attention). The 1st floor has 3 double bedrooms (scope to create another) and the loft conversion provides 2 more bedrooms plus a shower room/toilet. Outside there is a 100' approx rear garden with a large patio and well tended lawn, shared drive to garage space stpp and an own drive to the front for 3 cars.

Guide Price £645,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

62 Derwent Drive, Hayes, UB4 8DS



62 Derwent Drive, Hayes, UB4 8DS



62 Derwent Drive, Hayes, UB4 8DS



62 Derwent Drive, Hayes, UB4 8DS



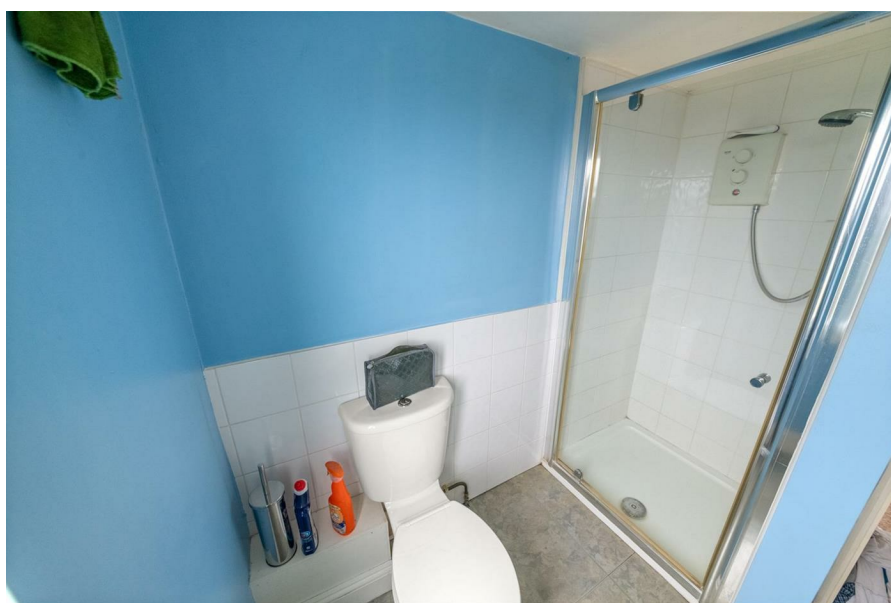
62 Derwent Drive, Hayes, UB4 8DS



62 Derwent Drive, Hayes, UB4 8DS



62 Derwent Drive, Hayes, UB4 8DS



62 Derwent Drive, Hayes, UB4 8DS



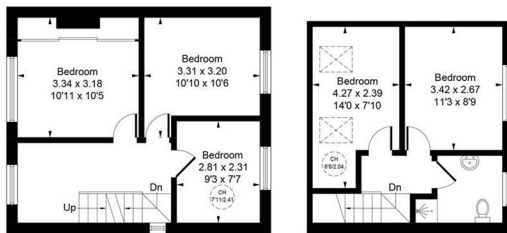
62 Derwent Drive, Hayes, UB4 8DS



62 Derwent Drive, Hayes, UB4 8DS



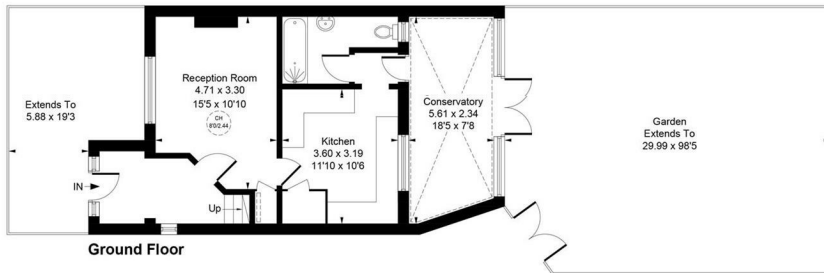
Approximate Gross Internal Area = 121.88 sq m / 1312 sq ft



First Floor

Second Floor

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




Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

© Vizion Property Marketing Produced for Charrison Davis

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>59</p>	<p>82</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

62 Derwent Drive, Hayes, UB4 8DS

