



Derwent Drive, Hayes, UB4 8DS

FIVE BEDROOM TWO BATHROOM EXTENDED 'NASH' BUILT SEMI DETACHED HOUSE WITH GREAT POTENTIAL FOR A SIGNIFICANT REAR EXTENSION AND GARDEN ANNEX STPP.

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. There is plenty of parking available with your own drive to the front for 3 cars, shared drive to the side and your own gated access to another own driveway and garage space stpp.

With gas central heating and double glazed windows the property has much potential to extend to the rear to create your perfect sizeable family home. Derwent Drive is 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).

NO UPPER CHAIN!

Offers In Excess Of £615,000

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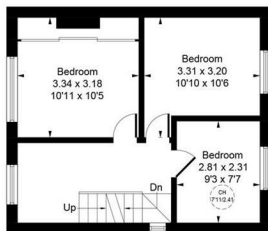
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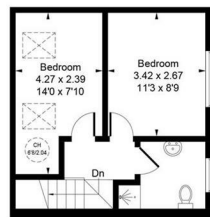
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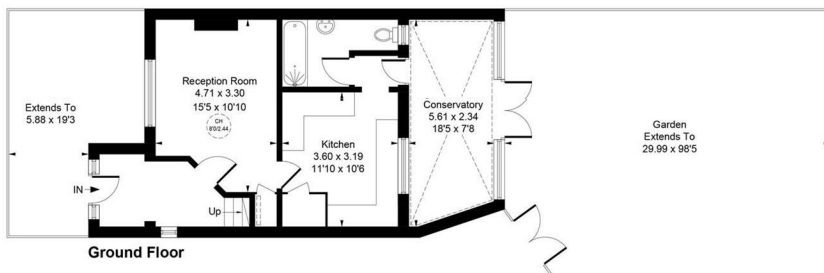
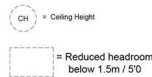
Approximate Gross Internal Area = 121.88 sq m / 1312 sq ft



First Floor



Second Floor




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.

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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> |  |

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