

Derwent Drive

North Hayes • Middlesex • UB4 8DU

Offers In Excess Of: £575,000



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A three bedroom semi detached 'Nash' built house situated on Derwent Drive, one of North Hayes's most sought after residential roads offering easy access to a number of local amenities including Kingshill Avenue & Uxbridge Road with its variety of shops and bus/road links and a number of highly regarded schools. The ground floor comprises entrance hall leading to the 12ft lounge, 18ft reception room and 17ft kitchen. To the first floor there is an 12ft main bedroom, 10ft second bedroom, 9ft third bedroom and family bathroom. Outside there is front and rear gardens.

Three bedroom house

Semi detached

'Nash' built

Extended

Immaculately kept

18ft reception room

17ft kitchen/diner

12ft main bedroom

Private rear garden

Potential to create off street parking (S.T.P)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

An extended three-bedroom semi-detached, "Nash" house situated in North Hayes that has been beautifully maintained by the current owners. The ground floor comprises entrance hall leading to the 12ft lounge, 18ft reception room and 17ft kitchen. To the first floor there is an 12ft main bedroom, 10ft second bedroom, 9ft third bedroom and family bathroom.

Outside

The front of the property has the potential to create off street parking subject to the usual planning consents. The private rear garden is mainly laid to lawn with a patio area across the rear of the house.

Location

Derwent Drive is one of North Hayes's most sought after residential roads offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive. Hayes town centre with its extensive range of shops and British Rail & Crossrail train station is approximately 1.6 miles away.



Schools:

Hayes Park Primary School 0.1 miles
 Grange Park Primary School 0.2 miles
 Charlville Academy 0.7 miles



Train:

Hayes & Harlington 1.9 miles
 South Ruislip 2.0 miles
 Ruislip Gardens 2.1 miles



Car:

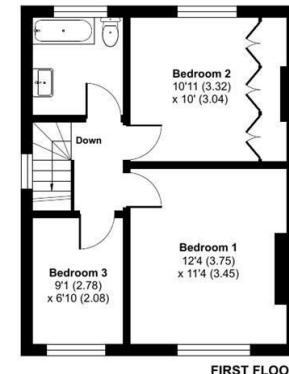
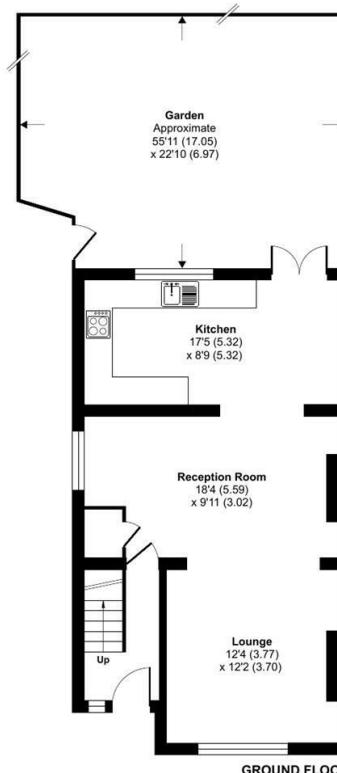
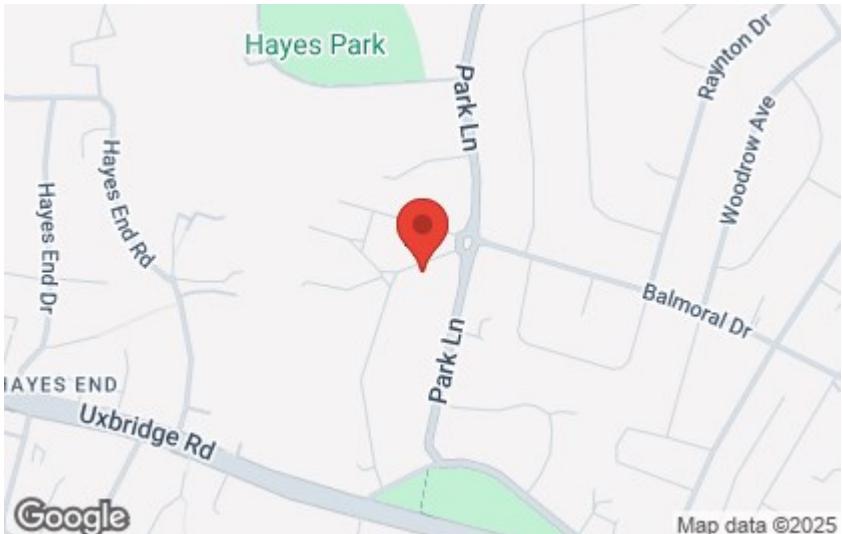
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecon 2024.
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15 A	A
2014/15 B	B
2014/15 C	C
2014/15 D	D
2014/15 E	E
2014/15 F	F
2014/15 G	G
More energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.