

Balmoral Drive

North Hayes • Middlesex • UB4 0AA

Offers In Excess Of: £510,000



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A three bedroom, end-terraced home situated on Balmoral Drive, a popular residential road located just off of the Uxbridge Road and all its amenities including shops and bus links along with a number of schools. Hayes Town centre with its expanse of shops, banks, restaurants and Crossrail train station is approximately 1 mile away. The property comprises 10ft reception/bedroom, 20ft living/dining room, 10ft kitchen and W/C shower room. The first floor comprises 10ft first bedroom, 11ft second bedroom, 6ft third bedroom and family bathroom. Outside there is off street parking and private rear garden mainly laid to lawn.

Three bedroom house

End terraced

North Hayes

Extended

20ft living dining room

10ft kitchen

Downstairs W/C shower room

11ft bedroom

Private rear garden

Off street parking

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

A three bedroom, end-terraced home that has been offered to the market with generously proportioned rooms throughout. The ground floor of the property comprises 10ft reception/bedroom, 20ft living/dining room, 10ft kitchen and W/C shower room. To the first floor, you will find the 10ft first bedroom, 11ft second bedroom, 6ft third bedroom and family bathroom.

Location

Balmoral Drive is a popular residential road located just off of the Uxbridge Road and all its amenities including shops and bus links along with a number of schools. Hayes Town centre with its expanse of shops, banks, restaurants and Crossrail train station is approximately 1 mile away. The M4 and its links to London and the Home Counties is also just a short drive.

Outside

This home offers off street parking for multiple cars whilst the landscaped private rear garden has been mainly laid to lawn with an elevated patio area creating great space for outdoor enjoyment.





Schools:

Rosedale Primary School 0.4 miles
Hewens Primary School 0.5 miles
De Salis Studio College 0.5 miles



Train:

Hayes & Harlington 1.6 miles
West Drayton 2.1 miles
Hillingdon 2.2 miles



Car:

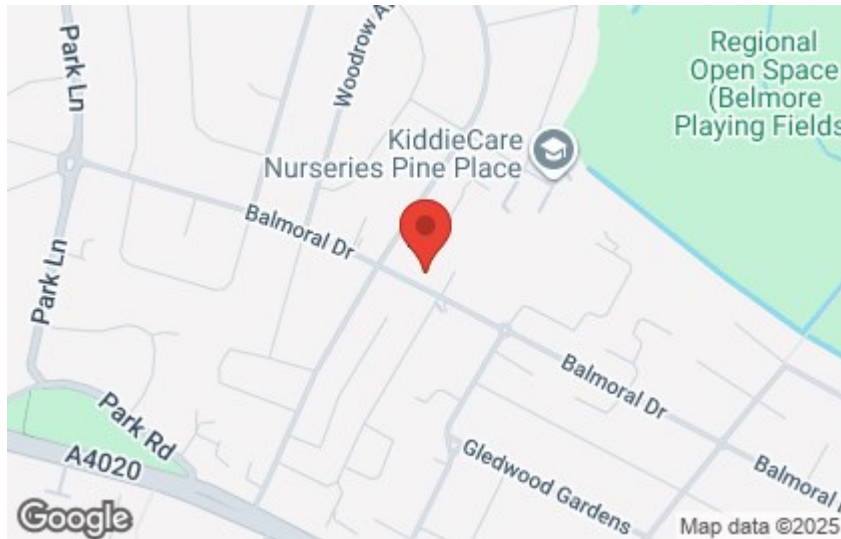
M4, A40, M25, M40



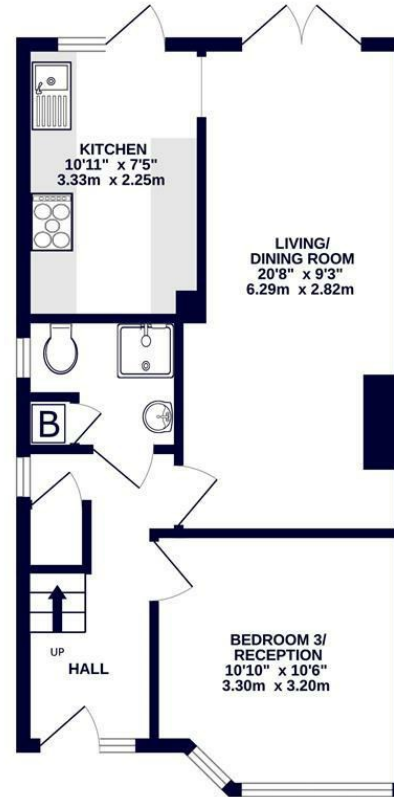
Council Tax Band:

C

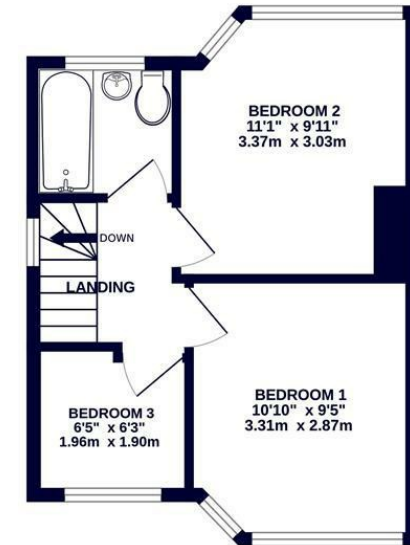
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



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



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TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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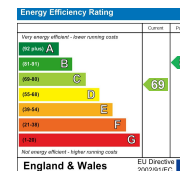
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