

# Derwent Drive

North Hayes • Middlesex • UB4 8DU

Offers In Excess Of: £575,000



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# Derwent Drive

North Hayes • Middlesex • UB4 8DU

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

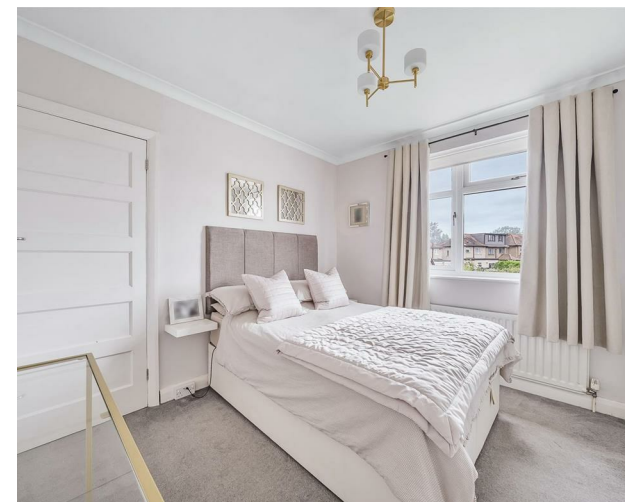
17ft kitchen/diner

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  
Charville Academy 0.7 miles



### Train:

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



### Car:

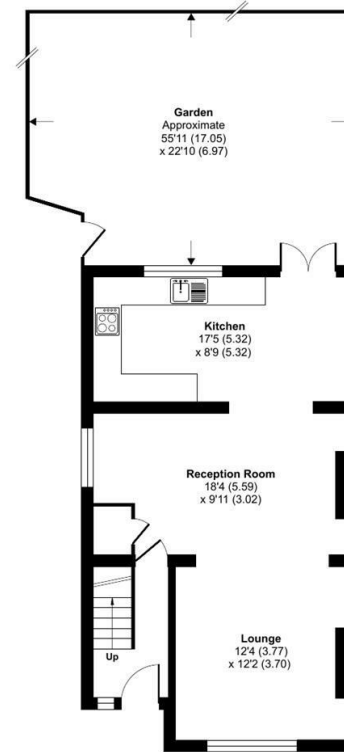
M4, A40, M25, M40



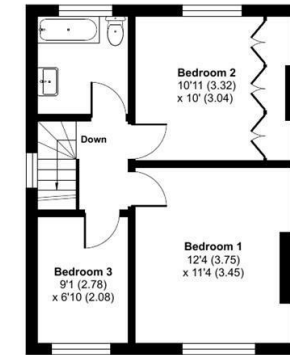
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR



FIRST FLOOR

## Derwent Drive, Hayes, UB4

Approximate Area = 967 sq ft / 89.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Coopers. REF: 1152038

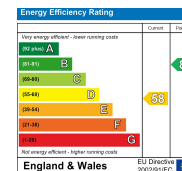


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