



Derwent Drive, Hayes, UB4 8DS

CHARRISON DAVIS ARE DELIGHTED TO HAVE BEEN CHOSEN AS THE SELLER'S SOLE AGENTS FOR THIS TRULY MAGNIFICENT 3/4 BEDROOM 'NASH' BUILT, SEMI-DETACHED FAMILY HOME BENEFITTING FROM THREE BATHROOMS.

This outstanding property has been thoughtfully extended to the rear, creating a superb and luxurious kitchen/diner, complete with quartz style work tops and a range of integrated appliances. You also have a 20' lounge and a downstairs luxury shower room/toilet. The first floor has an 18' bedroom with dressing area (originally a bedroom which could be reinstated to create a 4th bedroom), a second double bedroom and a luxury bathroom. The loft has been professionally converted to provide a particularly impressive, large double-aspect master bedroom, complemented by a luxury en-suite shower room/toilet.

Externally, the property continues to impress, with a fabulous rear garden and an exceptional detached summer house/games room/office with toilet, providing versatile additional space ideal for entertaining, working from home or family use.

Located in a most desirable residential area of North Hayes close to the popular Hayes Park Primary School and Kingshill shopping parade, this exceptional family home offers an impressive combination of generous accommodation, quality improvements and versatile living space which must be viewed to be fully appreciated.

Guide Price £685,000

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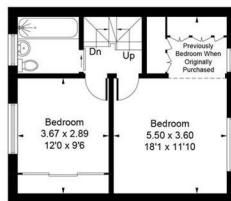
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Approximate Gross Internal Area (Excluding Eaves) = 134.92 sq m / 1452 sq ft
 Outbuilding = 46.88 sq m / 505 sq ft
 Total = 181.80 sq m / 1957 sq ft

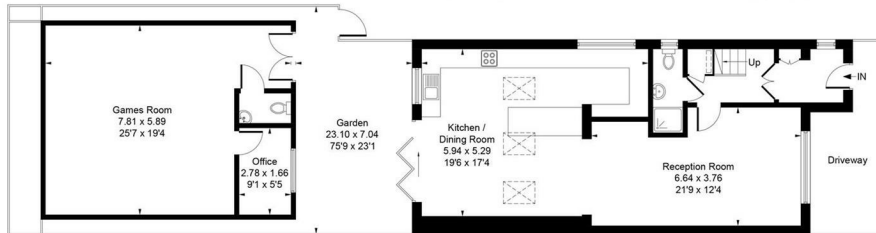


Second Floor



First Floor

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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	81
England & Wales	EU Directive 2002/91/EC	

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