

Balmoral Drive

North Hayes • Middlesex • UB4 0DA

Guide Price: £525,000



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An extended, two bedroom, terraced home situated on Balmoral Drive offered to the market with no onward chain and generously proportioned rooms throughout. 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. The ground floor of the property comprises porch, 21ft living/dining room, 13ft kitchen and a W/C shower room. To the first floor, there is the 16ft main bedroom with fitted wardrobes, 11ft second bedroom and family shower room. Outside, there is ample off street parking and a private rear garden that has been paved creating a low-maintenance garden.

Two bedroom house

Terraced

Sought after location

Extended

No onward chain

21ft living/dining room

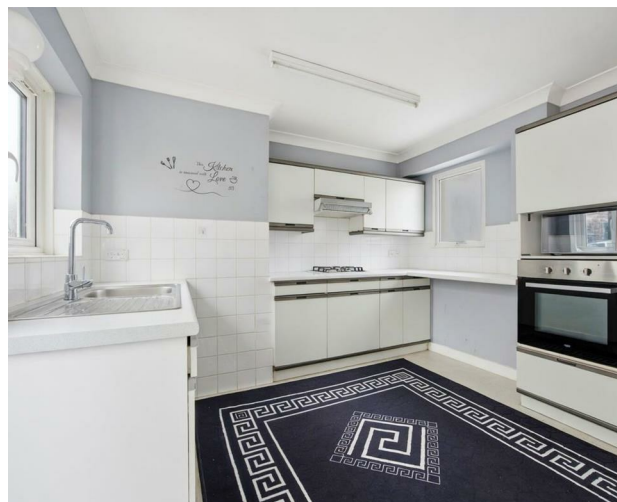
Downstairs shower room and W/C

16ft main bedroom with fitted wardrobes

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.

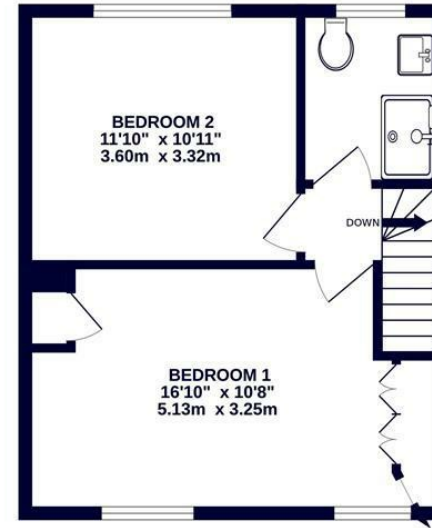




GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.3 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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.