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Derwent Drive, Hayes, UB4 8DS
£610,000

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- Three Bedroom Home
- Premium North Hayes Location
- Garage Converted Into An Outbuilding
- Driveway For 2-3 Cars
- Potential For Further Extensions (STPP)
- Recently Refurbished Throughout
- Immaculate Condition
- Nearby Transport Links
- Close Proximity To A312, A40 & M4
- Freehold

Description

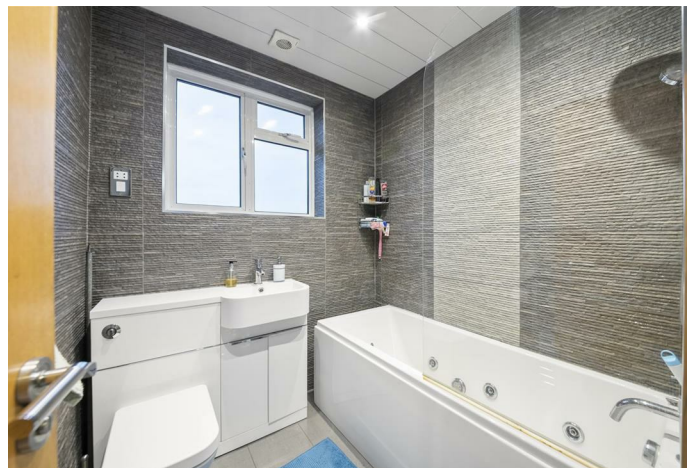
This well presented house offers a delightful blend of comfort and modern living. Spanning an impressive 1,073 square feet, the property features a bright and airy reception and dining room, perfect for both relaxation and entertaining guests. The sleek fitted kitchen is designed for convenience and a downstairs WC.

Rising to the first floor, you will discover three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom completes this floor.

Outside, the property boasts a front drive that offers parking, a valuable asset in this desirable area. The private rear garden is mainly laid to lawn, creating an ideal space for outdoor dining and entertainment.

Situation

Derwent Drive which runs between Park Lane & Park Road. The Uxbridge Road with it's variety of shops, takeaways, restaurants, and coffee shops. Nearby bus service provide access to Hayes Town with the Elizabeth line giving serval links to central London and the surrounding areas. Hayes Bypass providing access to the A40, M25, M4 ,Heathrow and Southall. The area is also served by a number of highly regarded schools including Hayes park primary school, Grange park school and Barnhill community high school.



Derwent Drive, UB4
Approximate Area = 913 sq ft / 84.8 sq m
Outbuilding = 160 sq ft / 14.9 sq m
Total = 1073 sq ft / 99.7 sq m
For identification only - Not to scale

Ground Floor

Garden
24.21 x 7.48
79'5 x 24'6

Outbuilding
5.45 x 2.71
17'11 x 8'11

Reception / Dining Room
6.67 max x 3.76 max
21'11 x 12'4

Kitchen
4.69 max x 2.36 max
15'5 x 7'9

Driveway
7.38 x 5.68
24'3 x 18'8

First Floor

Bedroom
3.60 max x 2.86 max
11'10 x 9'5

Bedroom
3.64 max x 2.99 min
11'11 x 9'10

Bedroom
2.57 max x 2.40 max
8'5 x 7'10

Legend:
= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map showing the location of Uxbridge County Court. The court is marked with a red pin in the center of the map. The map includes several roads: Hayes End Rd, Park Ln, Uxbridge Rd, Wood End Green Rd, North Rd, and Park Rd. The court is located on Park Rd, near the intersection with Uxbridge Rd. The map also shows a green area, possibly a park or field, and a building icon representing the court. The text "Uxbridge County Court" is written below the map. The Google logo is in the bottom left corner, and "Map data ©2026" is in the bottom right corner.

Energy Efficiency Rating						Environmental Impact (CO₂) Rating						
		Current		Potential				Current		Potential		
Very energy efficient - lower running costs						Very environmentally friendly - lower CO ₂ emissions						
(92 plus) A						(92 plus) A						
(81-91) B						(81-91) B						
(69-80) C						(69-80) C						
(55-68) D					64	(55-68) D						
(39-54) E						(39-54) E						
(21-38) F						(21-38) F						
(1-20) G						(1-20) G						
Not energy efficient - higher running costs						Not environmentally friendly - higher CO ₂ emissions						
England & Wales EU Directive 2002/91/EC						England & Wales EU Directive 2002/91/EC						

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