



262 Balmoral Drive, Hayes, UB4 8DQ

For Sale £625,000 Freehold | To Let £2,700 PCM



262 Balmoral Drive

Hayes

Double fronted 4 bed, through lounge, separate luxury fitted kitchen diner, cloakroom, family bathroom & shower room, 60' garden parking for 4 cars, part furnished, available now.

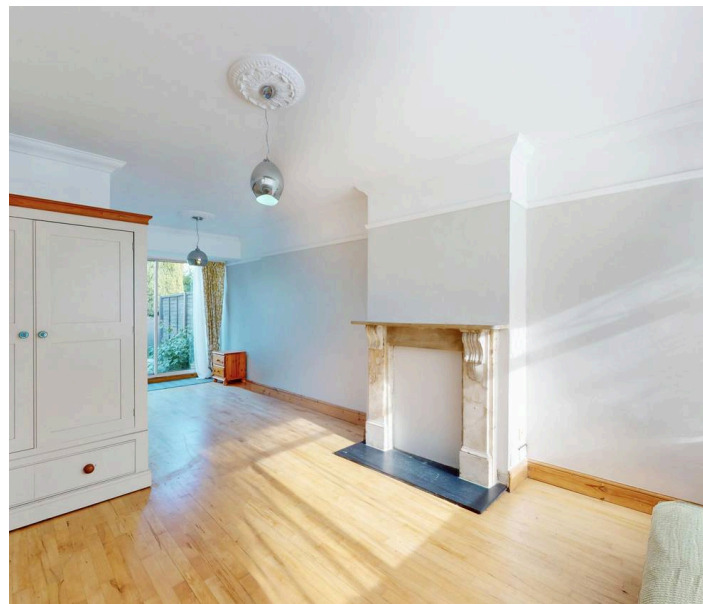
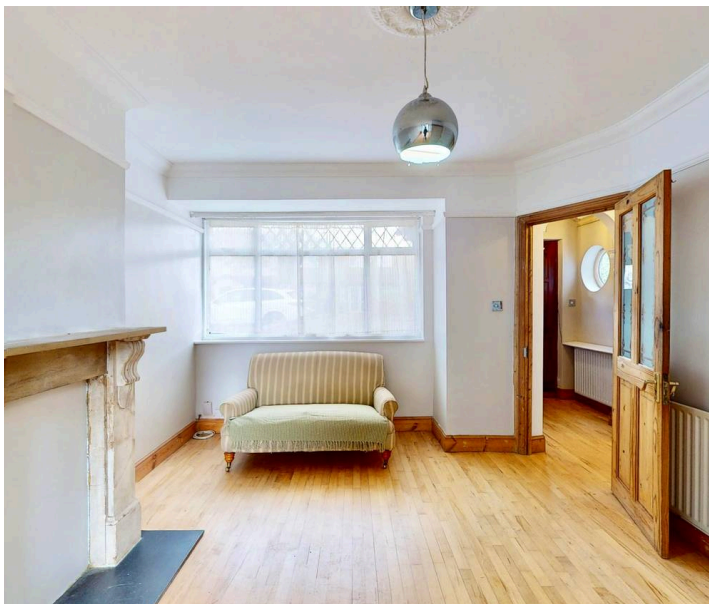
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended double fronted four bed end of terrace in a sought after North Hayes location.
- Presented in excellent order throughout having been redecorated to a high standard
- Impressive through lounge with doors directly accessing the garden
- Separate luxury fitted kitchen dining room
- Ground floor wc, first floor family bathroom/wc & additional shower room/wc fitted with modern suites.
- Four first floor bedrooms comprising large primary & three small doubles
- Central heating & double glazed throughout
- Off street parking for four vehicles
- Chain free sale or to let part furnished available for immediate occupation
- Close to bus services, local amenities & just 400 yards from the Uxbridge Road





Entrance

Extended entrance hall, brick construction under a pitched tiled roof, part glazed hardwood double entrance doors to vestibule, pitched ceiling, wood flooring, radiator, archway to entrance hall, newly carpeted stairs to first floor, doors to lounge & kitchen diner.

Through Lounge

Front aspect part leaded light double glazed window, corniced ceiling, solid wood flooring, feature marble fire surround, sliding double glazed patio doors to garden.

Kitchen Diner

Luxury fitted kitchen diner comprising:- Range of Sage Green shaker style wall units with over head pelmet with inset lighting, cornice & light rails. Matching drawer & base units with laminated worktops over incorporating breakfast bar. Inset resopal single bowl single drainer with monobloc mixer taps, space & plumbing for washing machine & dishwasher. Built in under stairs storage cupboard, door to lounge. Space for under counter fridge & freezer, slot in oven space with extractor over. Coved ceiling, part tiled walls, wood effect laminate flooring, radiator, front aspect part leaded light double glazed window, door to cloakroom, sliding double glazed patio doors to garden.



Cloakroom

Modern fitted white suite comprising:- Close coupled wc, pedestal wash hand basin, half tiled walls, wood effect vinyl flooring, corniced ceiling, wall mounted central heating boiler.



Landing

Newly carpeted flooring, pine varnished door to all rooms.

Master Bedroom

Front aspect part leaded light double glazed window, picture rails, built in over stairs storage cupboard, high gloss laminated flooring, radiator.

Bedroom Two

Rear aspect part leaded light double glazed window, newly carpeted flooring, radiator.

Bedroom Three

Rear aspect part leaded light double glazed window, newly carpeted flooring, radiator.

Bedroom Four

Front aspect part leaded light double glazed window, newly carpeted flooring, radiator.

Garden

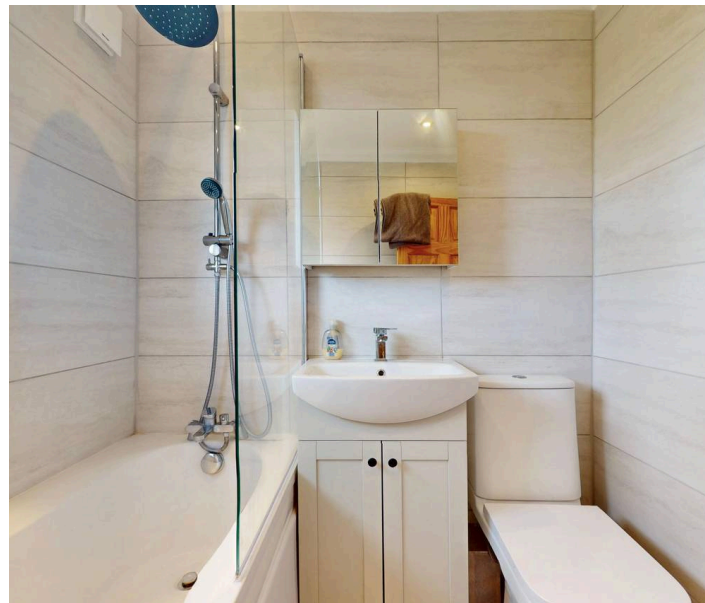
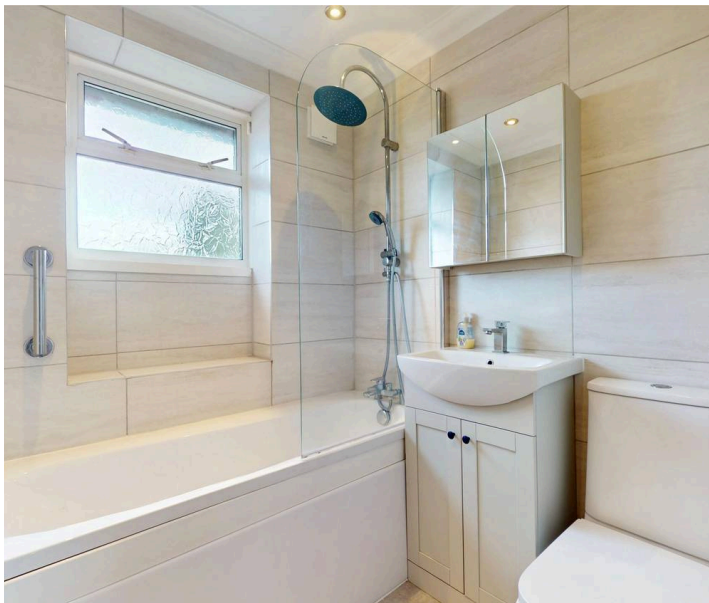
58' 12" x 21' 0" (17.98m x 6.4m)

To rear paved patio area, remainder laid to lawn, garden pond (empty) timber garden shed, part brickwork boundary walling, remainder timber fencing.

OFF STREET

4 Parking Spaces

Block paved off street parking to the front of the property for four vehicles.



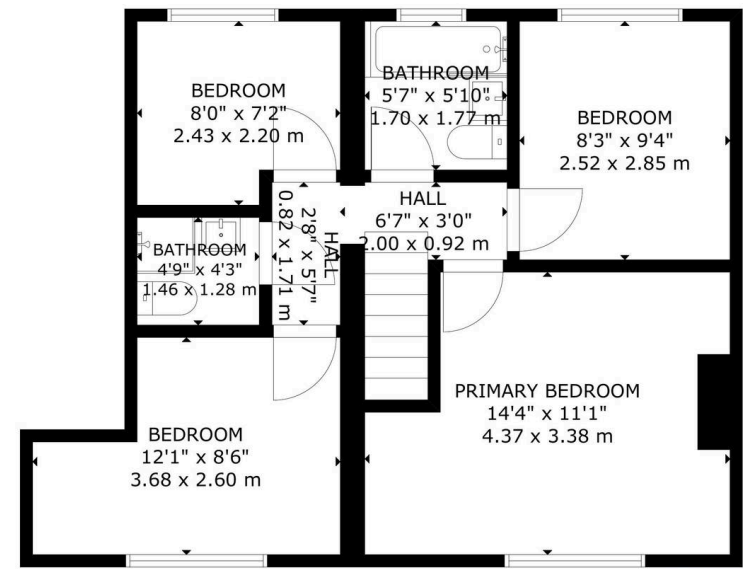




GROSS INTERNAL AREA
TOTAL: 103 m²/1,109 sq ft
GROUND FLOOR: 56 m²/604 sq ft, FIRST FLOOR: 47 m²/505 sq ft
EXCLUDED AREAS: FRONT GARDEN: 60 m²/641 sq ft, BACK GARDEN: 99 m²/1,061 sq ft
DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR



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