

Balmoral Drive

Hayes • Middlesex • UB4 8DG

Guide Price: £449,950



coopers
est 1986

Balmoral Drive

Hayes • Middlesex • UB4 8DG

A well presented two bedroom mid terrace house situated on a popular residential road in Hayes, offering spacious 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 comprises a 25ft living/dining room, 11ft kitchen and downstairs WC. To the first floor there is a 14ft main bedroom, 9ft second bedroom and family bathroom. Outside the property there is a paved driveway creating off street parking whilst the private rear garden is mainly laid to lawn.

Two bedroom house

Mid terraced

Great transport links

No onward chain

25ft living room

Downstairs WC

11ft kitchen

14ft main bedroom

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.

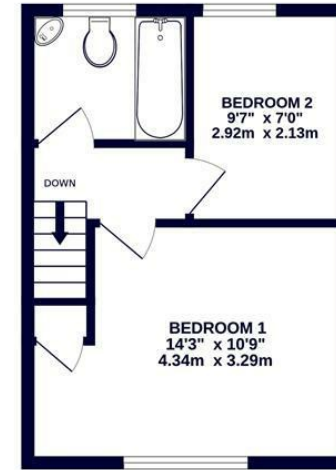




OUTBUILDING
60 sq ft. (5.6 sq.m.) approx.

GROUND FLOOR
484 sq ft. (44.9 sq.m.) approx.

1ST FLOOR
290 sq ft. (26.9 sq.m.) approx.



coopers
est 1986

TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

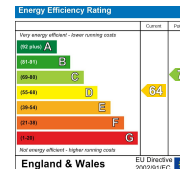
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026



coopers
est 1986

**109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ**
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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.