

ALLDAY
& MILLER



Delamere Road, Hayes, UB4 0NN
£900,000

5 3 2 C



Delamere Road, Hayes, UB4 0NN

£900,000

- Five Bedroom
- Three Bathrooms
- Open Plan Kitchen Diner
- Stunning Large Garden
- Hayes / Southall Borders
- Semi Detached
- Separate WC
- Annexe / Outbuilding
- Off Street Parking for Multiple Vehicles
- Close to Highly Regarded Schools

Description

Skilfully extended and measuring 1919Sq Ft this substantial property consists of a welcoming entrance hall, through lounge with bay window and interconnecting doors into a open plan fully fitted kitchen diner measuring 27'1 x 25'2 with with central island, heated flooring and double glazed bi folding doors to garden, study / playroom, downstairs WC. To the first floor there are four well proportioned bedrooms the master benefitting from en suite shower room, family bathroom.

Outside

To the rear of the property there is a large well maintained garden mainly laid to lawn with a decked area covered with electric awning perfect for outside dining and entertaining.

There is an outbuilding / annexe located at the rear of the garden measuring 27'1 x 16'2 with kitchen area and shower room.

To the front of the property there is a paved driveway with parking for multiple cars.

Situation

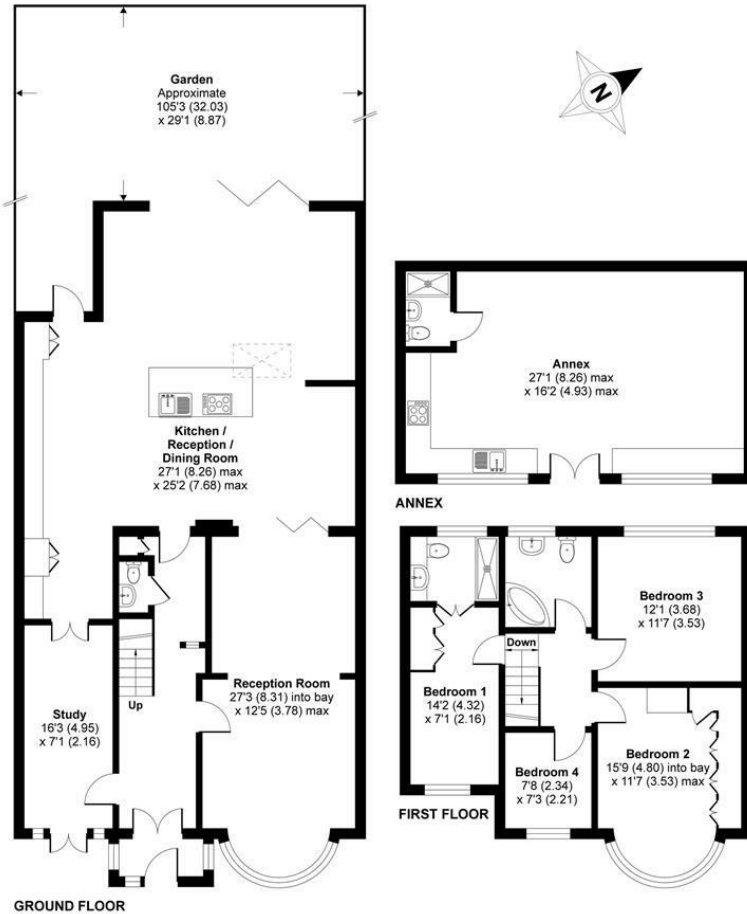
Delamere Road is within easy reach of local shops, schools, Hayes & Southall Town Centre. Cross Rail station Southall Broadway is also just 0.8 Miles away. There are also bus links to Brunel University, Hillingdon Hospital, both Uxbridge and Hayes Colleges and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.



Floor Plans

Delamere Road, Hayes, UB4

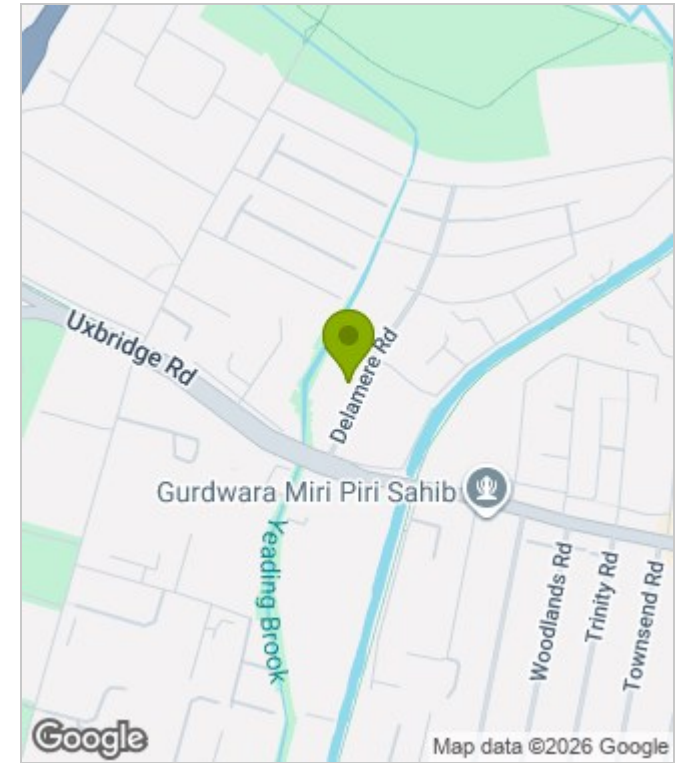
Approximate Area = 1919 sq ft / 178.3 sq m
 Annex = 438 sq ft / 40.7 sq m
 Total = 2357 sq ft / 219 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2021. Produced for Allday & Miller. REF: 772907

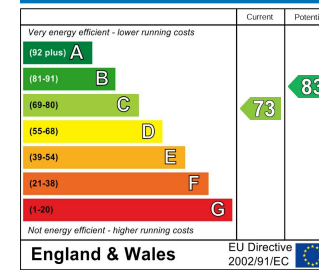


Area Map

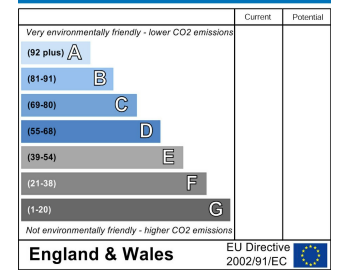


Energy Performance Graph

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.