



£499,950

Ramilus Drive, Hayes, UB4



- 3 Bedrooms
- Semi Detached
- Potential To Extend STPP
- Full Width Kitchen
- Garage & Off Street Parking
- Convenient Location

A modern three-bedroom semi-detached family home situated within a highly sought-after 1980s development. Boasting a side garage and a private driveway with parking for up to four cars, the property offers fantastic potential for a substantial extension, subject to planning permission (STPP). The ground floor features a bright, spacious lounge leading into a contemporary, full-width fitted kitchen and dining room. Upstairs, you will find three comfortable bedrooms, a modern family bathroom, and useful loft storage space. Externally, the property enjoys a generous, beautifully maintained lawned garden with rear access. Located in a prime position near Willow Tree Marina and a major Tesco superstore, Ramilus Drive benefits from superb transport links. Commuters are well-served by Northolt (Central Line) and Hayes (Elizabeth Line) stations, alongside excellent road networks including the A40, M4, and Hayes-by-Pass for easy access to Heathrow, London, and surrounding areas.

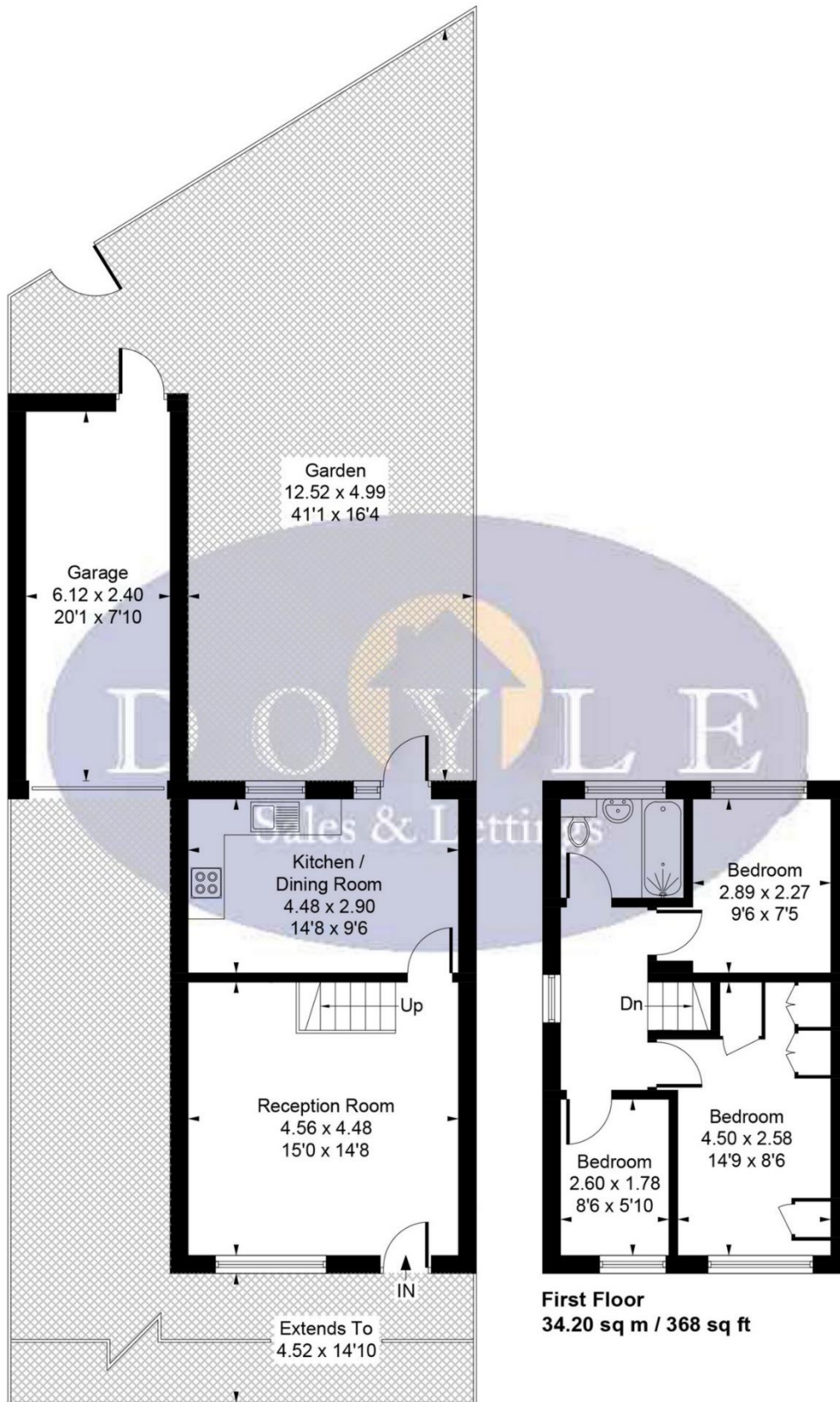
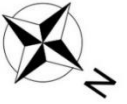


Ramulis Drive, Yeading, UB4 9QA

Approximate Gross Internal Area = 68.74 sq m / 740 sq ft

Garage = 15.16 sq m / 163 sq ft

Total = 83.90 sq m / 903 sq ft

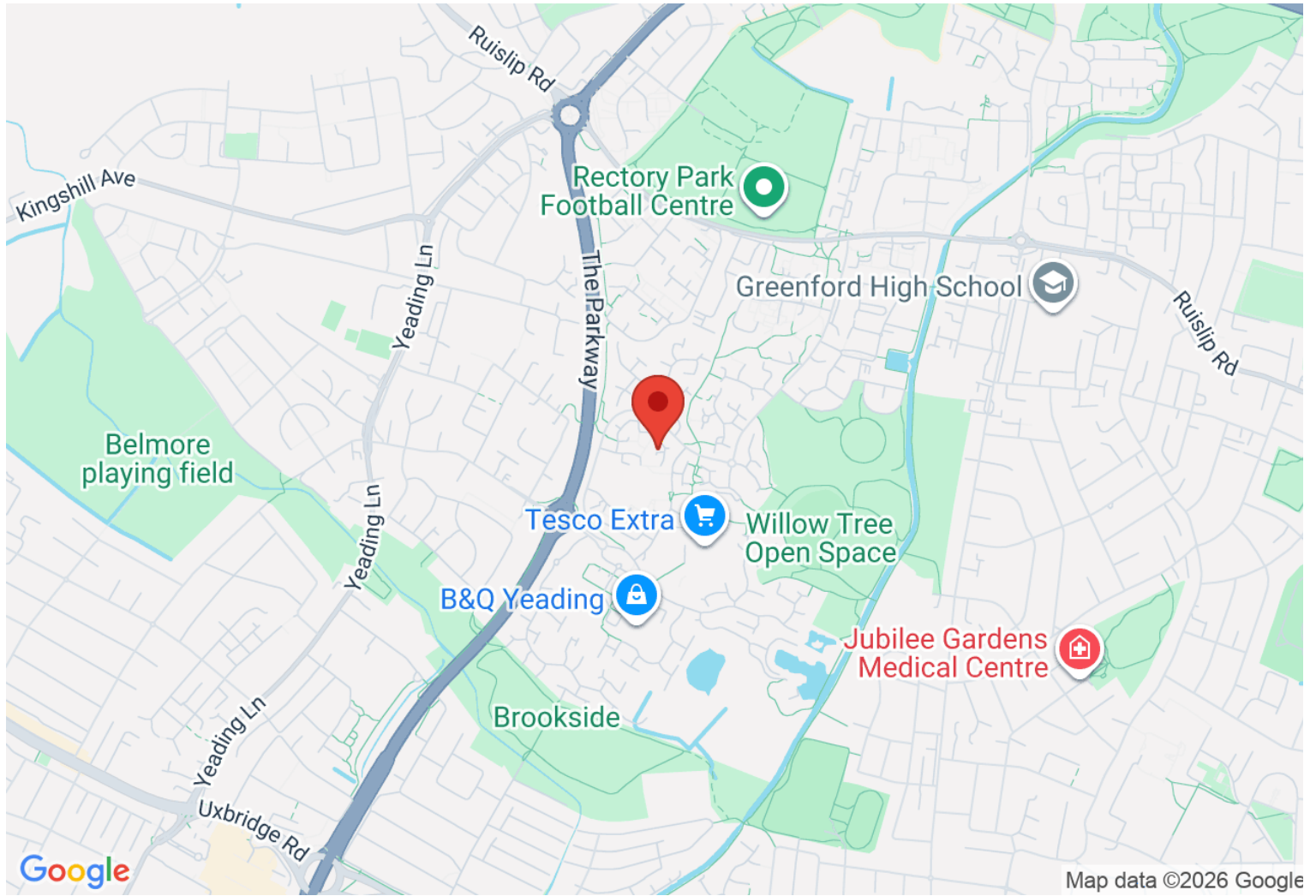


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating C

