

Derwent Drive

Hayes • Middlesex • UB4 8DR

Guide Price: £575,000



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Situated on one of North Hayes' most sought-after residential roads, this attractive three-bedroom semi-detached Nash-built house offers spacious family accommodation, generous gardens and excellent access to a wide range of local amenities including bus/road links, local shops and schools. The ground floor features a welcoming entrance hall leading to a 11ft living room, a spacious 14ft second reception room and a well-proportioned 16ft kitchen. Upstairs, the property offers three bedrooms, comprising an 11ft main bedroom, a 10ft second bedroom and an 8ft third bedroom, along with a family bathroom. Externally, the property benefits from a shared driveway with off-street parking, and a well-maintained, landscaped rear garden, providing an excellent outdoor space for relaxing and entertaining.

Three bedroom house

Semi detached

Nash built

Extended

Two reception rooms

15ft kitchen

Well maintained throughout

8ft third bedroom

Off street parking

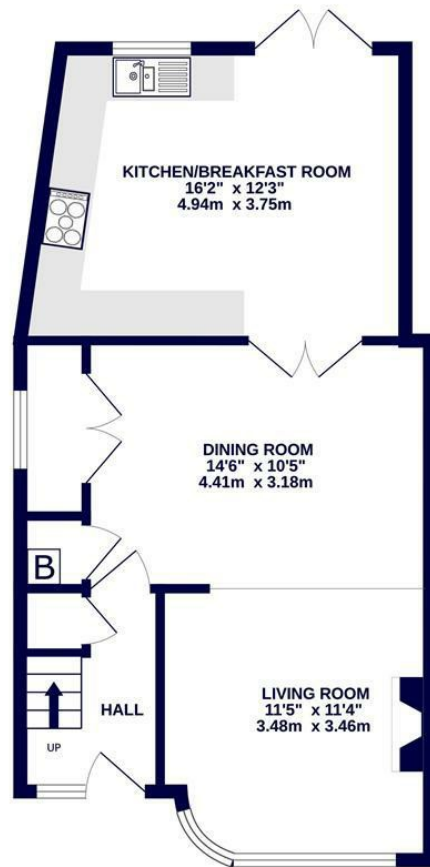
Landscaped rear garden

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.





GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



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TOTAL FLOOR AREA: 885 sq.ft. (82.3 sq.m.) approx.

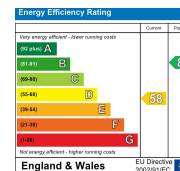
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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