



Balmoral Drive, Hayes, UB4 0BX

Charrison Davis are delighted to be chosen as the vendors sole agent to offer for sale this spacious 3 bedroom extended end of terraced house available with no upper chain and immediate vacant possession. This excellent property provides plenty of potential to create your perfect family home.

The accommodation has double glazed windows and gas central heating with flexible living space providing an enclosed porch, hallway, spacious lounge, oak style extended kitchen/diner and utility/summer room to the rear. Upstairs has loft space suitable for conversion stpp, 3 good sized bedrooms and a bathroom/toilet.

Outside, you have lawned front and rear gardens with a shared drive to the side to a gated own drive with a covered car port and detached garage.
NO UPPER CHAIN!

Balmoral Drive is set within a much sought after area of North Hayes walking distance to a choice of schools and the Uxbridge Road shopping facilities. Excellent transport links are on hand for Uxbridge, Southall, Ealing, Hayes Town Elizabeth line station and Heathrow.

Asking Price £549,950

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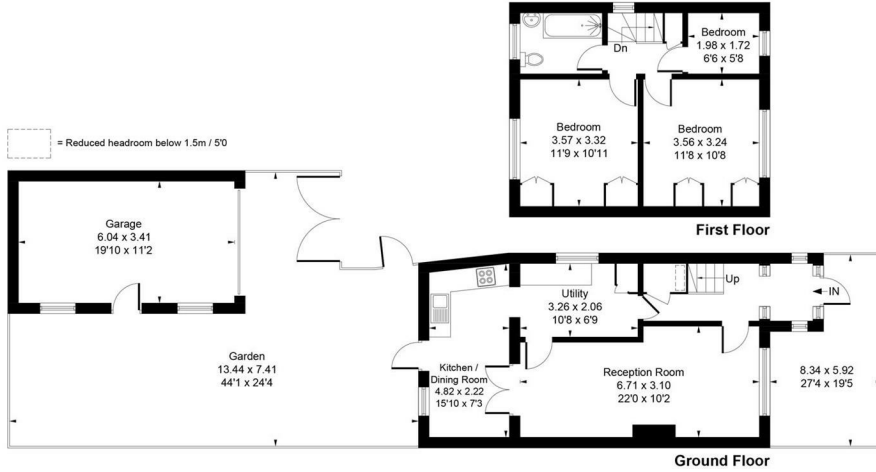


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Approximate Gross Internal Area = 83.50 sq m / 899 sq ft
 Garage = 21.04 sq m / 226 sq ft
 Total = 104.54 sq m / 1125 sq ft



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 purchase.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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