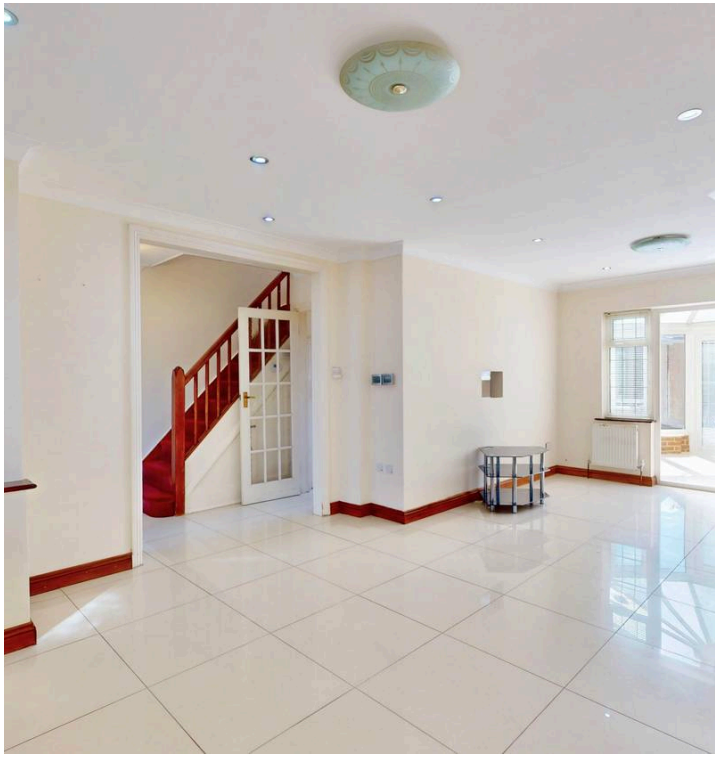
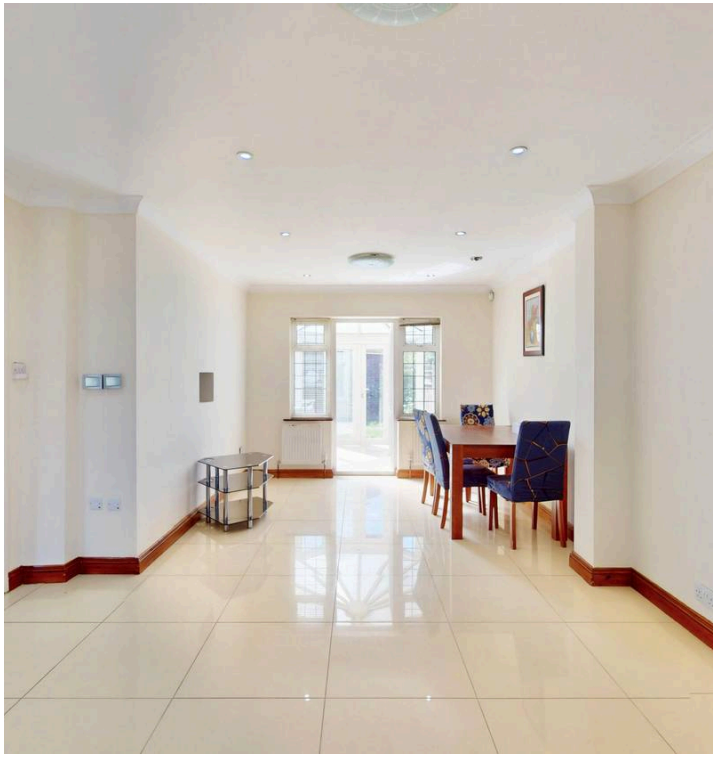
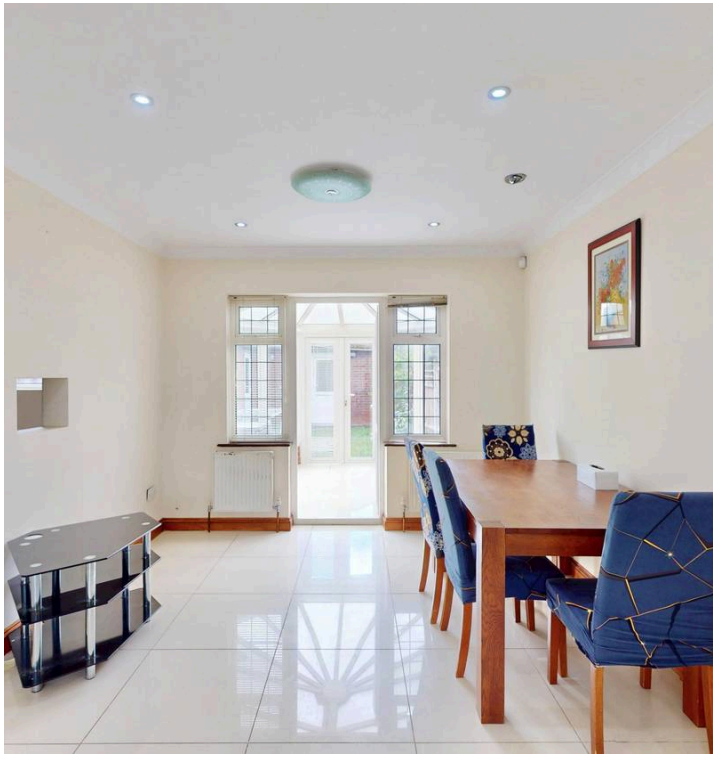

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Balmoral Drive, Hayes, UB4 8DL
£2,500 pcm









Balmoral Drive UB4 8DL

Available mid to late December, viewing highly recommended, well-presented three bed Nash built semi-detached house, entrance porch, through lounge dining room, separate fitted kitchen, Upvc double glazed conservatory, first floor modern fitted shower room/wc, gas central heating, fully double glazed, small rear garden, large garage via shared drive, off street parking, part furnished, popular North Hayes location just 525 yards from the Uxbridge Road, catchment area for the highly sort after Hayes Park School.

Council Tax band: D EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D

- VIEWING HIGHLY RECOMMENDED LOCATED IN A POULAR NORTH HAYES ROAD
- THREE BED NASH SEMI DETACHGED HOUSE
- ENTRANCE PORCH * THROUGH LOUNGE DINING ROOM WITH PORCELAIN TILED FLOORING
- SEPARATE FITTED KITCHEN
- BRICK & UPVC DOUBLE GLAZED CONSERVATOPRY
- MODER FIRST FLOOR SHOWER ROOM/WC
- CENTRAL HEATING & DOUBLE GLAZED
- SMALL REAR GADEN WITH LARGE GARAGE VIA SHARED DRIVE
- OFF STREET PARKING * PART FURNISHED * AVAILABLE MID TO END OF DECEMBER
- JUST 525 YARDS FROM THE UXBRIDGE ROAD * CATCHMENT AREA FOR HAYES PARK SCHOOL







Entrance Porch
Enclosed entrance porch, stained glass leaded light Upvc double glazed entrance door, front & side Upvc leaded light double glazed windows, porcelain tiled flooring, internal Upvc leaded light double glazed door to entrance hall

Entrance Hall
Front aspect leaded light Upvc double glazed window, porcelain tiled flooring, carpeted staircase to first floor with storage cupboard under, radiator, door to kitchen, opening onto through lounge

Through Lounge
22' 1" x 12' 4" (6.72m x 3.77m)
Front & rear aspect leaded light Upvc double glazed windows, inset low voltage ceiling lighting, porcelain tiled flooring, radiators, Upvc double gazed door to conservatory.

Kitchen
9' 6" x 7' 4" (2.90m x 2.24m)
Fitted kitchen with a beech style fronted wall units with cornice & light rails. Matching base & drawer units with laminated worktops over & tiled splash-backs. Inset stainless steel single bowl, sink unit with monobloc mixer taps, plumbing & space for washing machine, fitted single oven & gas hob with extractor canopy over, free standing American style fridge freezer, built in under stairs storage cupboard housing wall mounted gas central heating boiler, wood effect laminate flooring, rear aspect leaded light Upvc double glazed window.

Conservatory
10' 4" x 9' 7" (3.15m x 2.92m)
Brick & Upvc double glazed construction, pitched polycarbonate roof, side & rear aspect Upvc double glazed windows, porcelain tiled flooring, Upvc double glazed double doors to garden.

Bedroom One
11' 11" x 11' 9" (3.64m x 3.58m)
Front aspect leaded light Upvc double glazed window, free standing double wardrobe with draws under







First Floor Landing

Side aspect leaded light Upvc double glazed window, wood effect laminate flooring, access to loft space, doors to all rooms

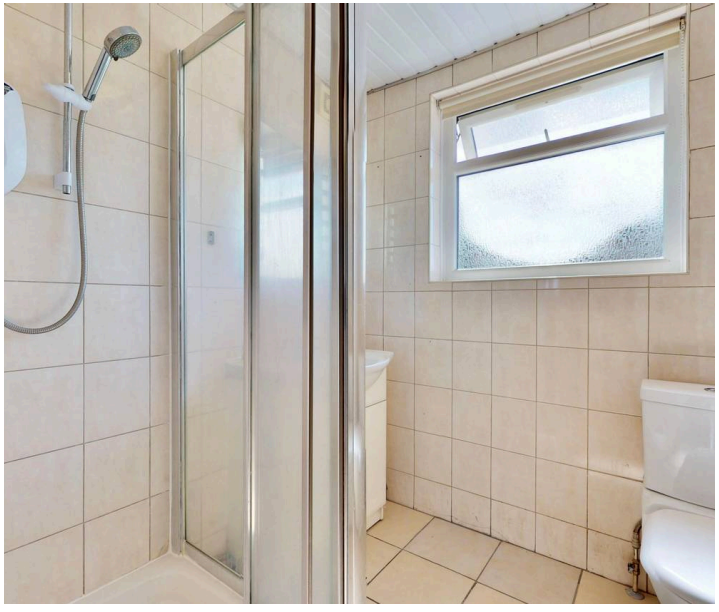
Bedroom One
11' 11" x 11' 9" (3.64m x 3.58m)
Front aspect leaded light Upvc double glazed window, free standing double wardrobe with draws under, single bed, wood effect laminate flooring, radiator.

Bedroom Two
11' 9" x 9' 7" (3.58m x 2.92m)
Front aspect leaded light Upvc double glazed window, range of floor to ceiling fitted wardrobes, wood effect laminate flooring, radiator.

Bedroom Three
8' 5" x 6' 3" (2.57m x 1.91m)
Front aspect leaded light Upvc double glazed window, free standing double wardrobe with draws under, single bed, wood effect laminate flooring, radiator.

Bathroom/WC
Modern fitted white suite comprising:- Fully enclosed shower cubicle, wall mounted electric shower control, flexible hose, adjustable rail & detachable shower head, ceramic wash hand basin with chrome monobloc mixer taps & storage cupboard under, close coupled wc with push button flush, chrome ladder style radiator, fully tiled walls, tiled flooring, Upvc panelled ceiling, extractor fan, rear aspect Upvc double glazed window.













GARDEN

22' 12" x 14' 8" (7.01m x 4.47m)

To rear comprising:- Part block paved, remainder laid to lawn with flower & shrub border, timber panelled fencing, access to garage, timber gateway leading to shared driveway. Please note the building at the bottom of the garden is not included & is used as storage by the Landlord.

OFF STREET

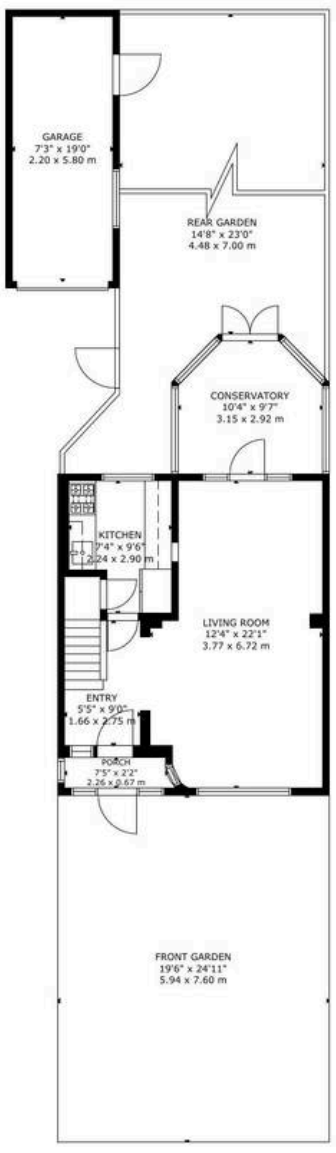
2 Parking Spaces

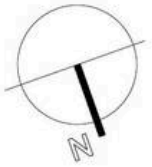
PARKING Block paved off street parking to front for two cars with part brickwork boundary walling.

GARAGE

Single Garage

Brick construction, up & over door, side aspect Upvc double glazed window, Upvc double glazed door to garden





GROSS INTERNAL AREA
TOTAL: 85 m²/910 sq.ft
GROUND FLOOR: 47 m²/502 sq.ft, FIRST FLOOR: 38 m²/408 sq.ft
EXCLUDED AREAS: GARAGE: 13 m²/137 sq.ft, REAR GARDEN: 37 m²/400 sq.ft, FRONT GARDEN: 45 m²/486 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

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estate agents



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