

## Derwent Drive Hayes UB4 8DR



### **Offers in excess of £500,000 Freehold**

Very sought after North Hayes road, Nash built three bed semi-detached house, rarely seen as same family owned since first built, storm porch, separate lounge, fitted kitchen diner, 18'6 x 11'8 master bedroom with potential to divide to create a fourth bedroom, ground floor bathroom/wc, part central heating, Upvc double glazed, delightful mature & well stocked 72'10 x 22'9 rear garden, garage via shared drive, scope for off street parking to front, potential to extend, just 100 yards from the Uxbridge Road, viewing highly recommended on this sure to be popular property.

#### **LOCATION**

With approximate distances. The property is located on Derwent Drive which runs between Park Lane & Park Road. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just 100 yards from the property. Nearby bus service provide access to Uxbridge, Ealing & the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its recently opened Elizabeth Line has quoted journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. Lombardy Retail Park's Sainsbury's superstore along with a selection of High Street brand shops is just over a mile away. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.3 miles from the property. Kingshill Parades popular local shopping facilities & the highly sought after Hayes Park school are both located 800 yards from the property.

**Property Reference 7829 Council Tax Band D £1863.00 Per annum Epc Rating TBC**

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## ENTRANCE

Arched storm porch, hardwood part single glazed entrance door to:-

## HALLWAY

Front aspect single glazed window, carpeted staircase to first floor with storage cupboard under, carpeted flooring, radiator, Georgian style timber single glazed doors to lounge & kitchen diner.



## LOUNGE

Front aspect Upvc double glazed window, feature stone effect fireplace with inset coal effect gas fire, carpeted flooring.



## KITCHEN DINER

Fitted kitchen comprising:- Range of Shaker style wall units with cornice & light rails with under unit lighting, incorporating end open shelf display cabinet. Matching base & drawer units with laminate worktops over. Stainless steel single bowl, single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine. Fitted single oven with gas hob & with extractor canopy over. Space for under counter fridge & freezer, wall mounted gas central heating combination boiler. Tile effect vinyl flooring, rear aspect Upvc double glazed windows, Georgian style timber single glazed door to:-



## LOBBY

Georgian style timber half single glazed door to garden, door to:-

## BATHROOM/WC

White suite comprising:- Cast iron panelled bath with bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head. Pedestal wash hand basin, low level wc. Part tiled walls, vinyl flooring, radiator, rear aspect Upvc double glazed window.

## FIRST FLOOR LANDING

Side aspect Upvc double glazed window, access to loft space, carpeted flooring, doors to:-

### BEDROOM ONE

Front aspect Upvc double glazed windows, part carpeted flooring. It is our opinion that this room could be divided to create a fourth bedroom. Alternatively to provide a room to facilitate the installation of a first floor bathroom.



### BEDROOM TWO

Rear aspect Upvc double glazed window, carpeted flooring & radiator.

### BEDROOM THREE

Rear aspect Upvc double glazed window, carpeted flooring.



## REAR GARDEN

Delightful 72'10 22'9 well stocked & mature rear garden, considered an established haven for birds & wildlife. Patio area leading to lawn with an extensive range of flowers & shrub borders. To include a mixture of native & overseas plant life such as Bamboos, Berberis, Miscanthus, Pampas Grass & Cherry Blossom. Stepping stone pathway to the foot of the garden, hardstanding for shed, greenhouse to the rear of the garage, part brickwork boundary walling, part timber panelled fencing, timber side gate to shared drive.





## FRONT GARDEN

Laid to lawn with a range of flowers & shrub borders, brickwork boundary walling.



## GARAGE

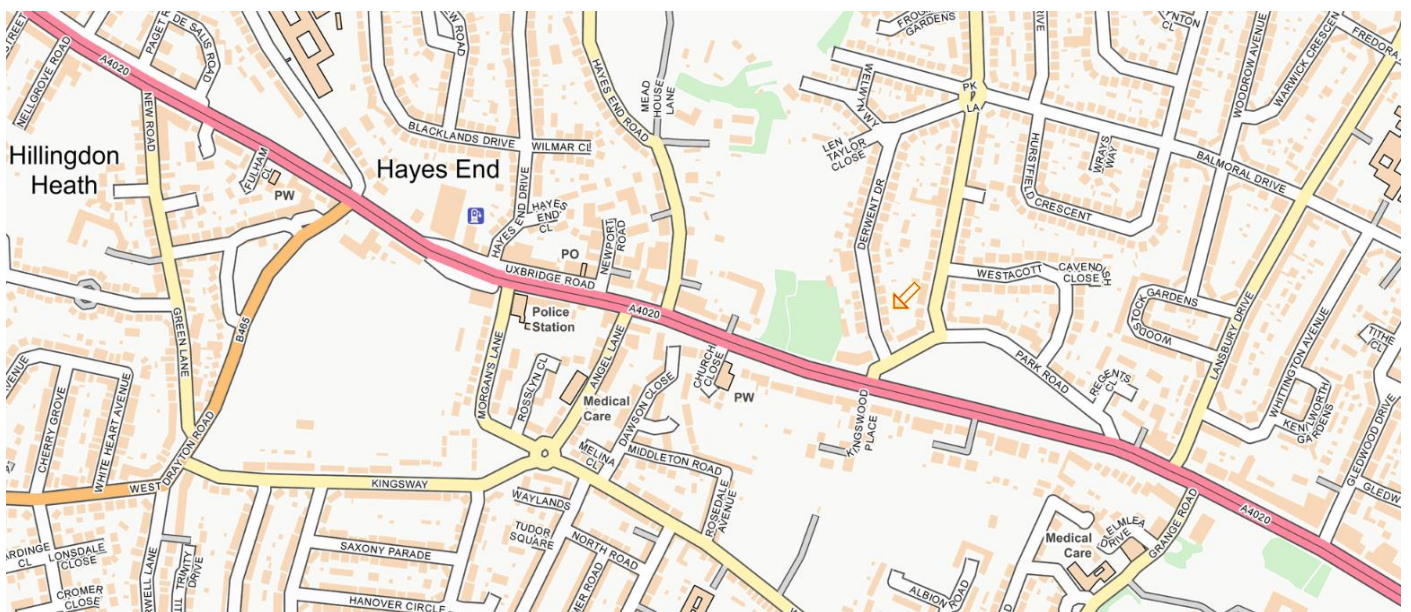
Attached with neighbouring garage, brick construction with pitched roof, up and over door, window to rear, accessed via shared drive.

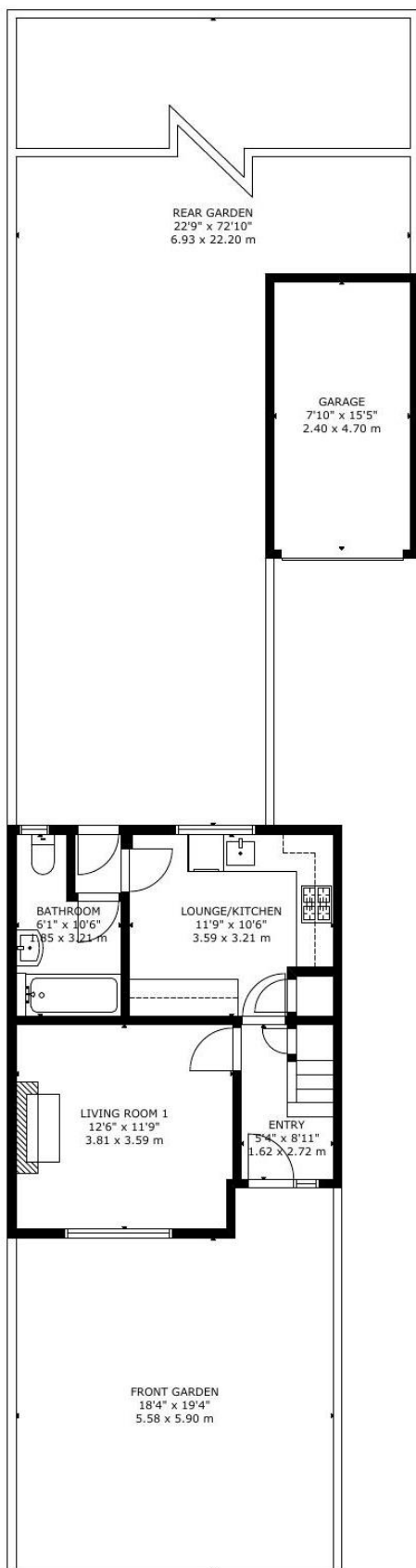
## PARKS & COUNTRY WALKS

Hayes has an abundance of parkland & semi-rural woodland. 250 feet from the property is Park Road Green with its large open space, children's playground & outdoor gymnasium. 700 yards away you will find Barra Hall's twenty acre formal park & Botanic gardens. Featuring a Grade Two listed manor house, ornamental lawns, recreational grass areas, rose and shrub beds, seasonal bedding and lots of mature trees. There is also a bandstand, open-air theatre, refreshment kiosk and a children's play area.

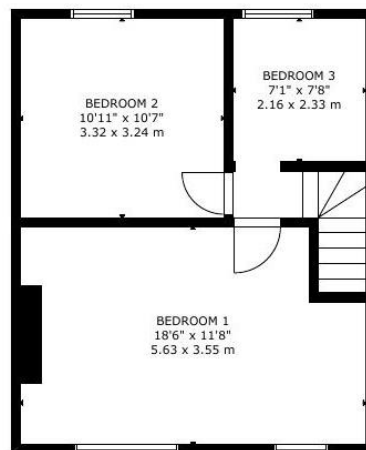
## COUNTRYSIDE

Located just under a mile away are the Grosvenor Playing Fields providing access to the Yeading Brook Meadows & Nature Reserve forming part of the Hillingdon Trail. These are areas of traditional countryside character. Ten Acre Wood is a haven for birds & wildlife with its wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south, Gutteridge Wood joins to the North and the trail continues through Bellmore open space as you cross over Kingshill Avenue.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 76 m<sup>2</sup>/820 sq.ft

GROUND FLOOR: 37 m<sup>2</sup>/400 sq.ft, FIRST FLOOR: 39 m<sup>2</sup>/420 sq.ft

EXCLUDED AREA: REAR GARDEN: 129 m<sup>2</sup>/1,390 sq.ft, GARAGE: 11 m<sup>2</sup>/121 sq.ft, FRONT GARDEN: 34 m<sup>2</sup>/371 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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