

Derwent Drive Hayes UB4 8DR



£500.00 Per Calendar Month Inclusive of bills.

Very sought after North Hayes road, single room to rent, first floor, use of shared fitted kitchen & shower room/wc, central heating, double glazed, on street parking, just 120 yards from the Uxbridge Road with its bus services, available now, cleaner will clean the room once a week (if wanted at no charge) single professional only, two adult owners also in occupation, available now.

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 120 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.

PARKS

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.

Property Reference 7838 One month's rent In advance & deposit one month's rent

BEDROOM

First floor single bedroom, front aspect double glazed window, carpeted flooring, single bed, drawer unit, radiator.



KITCHEN WITH SHARED FACILITIES

Fitted kitchen comprising:- Range of wall & matching base & drawer units with laminate worktops over. Stainless steel single bowl, single drainer sink unit with monobloc mixer taps, free standing gas cooker with extractor canopy over, use of fridge & freezer. Please note the landlord does not at present wish to share the use of the washing machine or dishwasher with a tenant.



SHOWER ROOM/WC WITH SHARED FACILITIES

To the first floor, white suite comprising:- Walk in double shower cubicle with wall mounted thermostatic shower control, pedestal wash hand basin, close coupled wc, fully tiled walls, tiled flooring, radiator



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