

## Balmoral Drive Hayes UB4 8DJ



### £549,950 Freehold

No upper chain, viewing highly recommended, extended well-presented three bed Nash built semi-detached house, spacious entrance hall, through lounge, separate fitted kitchen, extended rear reception/dining room, first floor modern fitted bathroom/wc, gas central heating, fully double glazed, mature well stocked rear garden, garage space via shared drive, off street parking, popular North Hayes location just 525 yards from the Uxbridge Road, catchment area for the highly sort after Hayes Park School.

#### LOCATION

With approximate distances. The property is situated on Balmoral Drive which runs between Park Lane & Lansbury Drive with the property itself located 150 feet from Balmoral's junction with Park Lane. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is 525 yards from the property. Further popular local shopping facilities are on Kingshill Parade with a selection of shops, cafes & takeaways, are also 525 yards from the property. Local bus services provide access to the local area and beyond 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 with its Sainsbury's Superstore & selection of High Street Brand shops is just over a mile from the property. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.2 miles away. The highly sought after Hayes Park school is 350 yards from the property.

Property Reference 7839 Council Tax Band D £1864.00 Per annum Epc Rating TBC

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## ENTRANCE

Upvc double glazed entrance door to:-

## ENTRANCE HALL

Spacious with front & side aspect Upvc double glazed windows, wood effect laminate flooring, carpeted staircase to first floor with storage cupboard under, radiator, doors to:-



## THROUGH LOUNGE

Front aspect Upvc double glazed window, corniced ceiling, feature fireplace with polished wood surround, stone hearth & inset coal effect gas fire, carpeted flooring, encased radiator, aluminium double glazed patio doors to extended reception/dining room.



## KITCHEN

Modern fitted kitchen with a light Oak effect Shaker style fronted wall units incorporating glazed display cabinets, cornice & light rails. Matching base & drawer units with laminated worktops over & tiled splash-backs. Inset one & a half bowl, single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine & dishwasher, fitted double oven & gas hob with extractor over. Built in storage cupboard housing fridge freezer, concealed wall mounted gas central heating boiler, wood effect laminate flooring, inset low voltage ceiling lighting, opening onto:-



## EXTENDED DINING/RECEPTION ROOM

Side & rear Upvc double glazed windows, corniced ceiling, wood effect laminate flooring, built in storage cupboard, radiator, intercommunicating aluminium double glazed patio doors to through lounge, Upvc double glazed double doors & single Upvc double glazed door to garden.



## FIRST FLOOR LANDING

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

## BEDROOM ONE

Rear aspect Upvc double glazed window, coved ceiling, two fitted double wardrobes, wood effect laminate flooring, radiator.



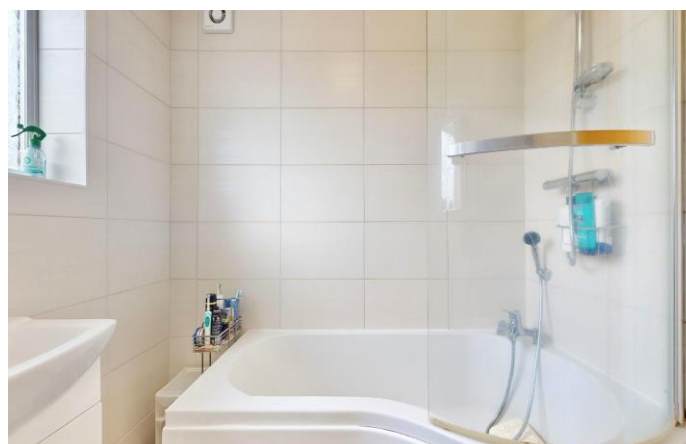
## BEDROOM TWO

Front aspect Upvc double glazed window, coved ceiling, wood effect laminate flooring, radiator.



## BEDROOM THREE

Front aspect Upvc double glazed window, coved ceiling, carpeted flooring, radiator.



## BATHROOM/WC

Modern fitted white suite comprising:- Acrylic panelled P shaped shower bath with fitted glass shower screen, bath/shower mixer taps, flexible hose & detachable shower head. Wall mounted thermostatic shower control with flexible hose, adjustable rail & detachable shower head. White high gloss bathroom furniture with ceramic wash hand basin, chrome monobloc mixer taps & storage cupboard under, concealed cistern wc with push button flush. Ladder style radiator, fully tiled walls, tiled flooring, extractor fan, rear aspect Upvc double glazed window.

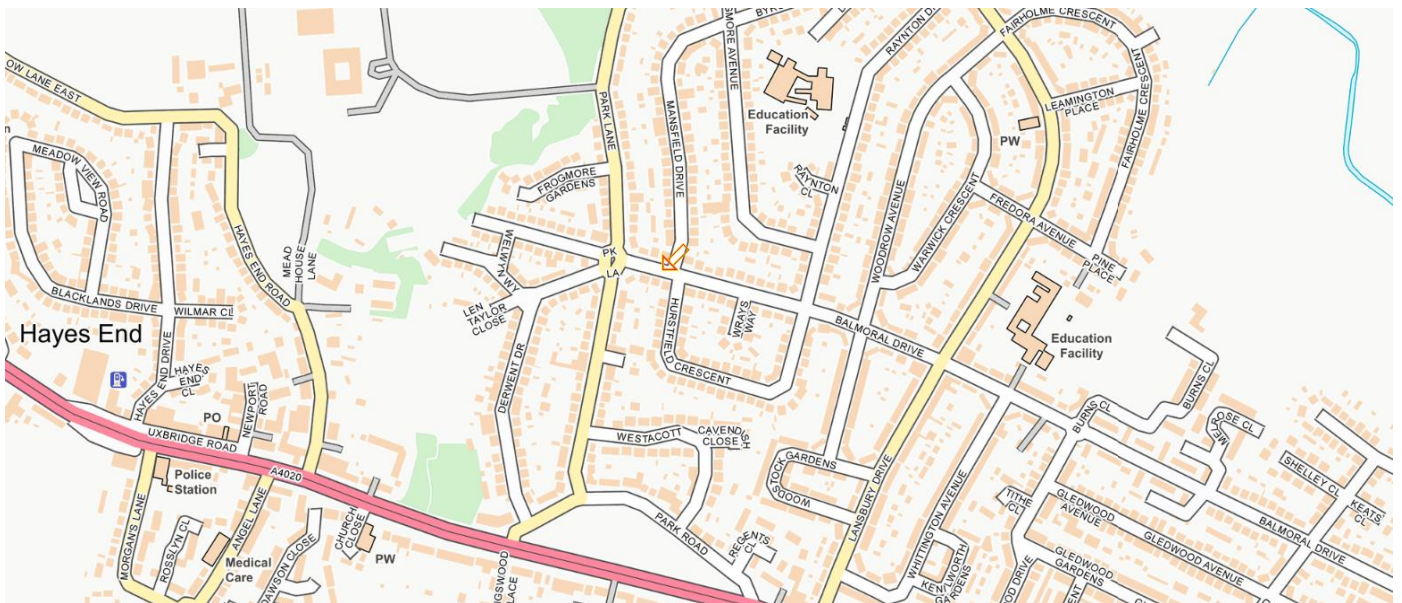
## GARDEN 45'11 x 24'3

To rear comprising:- Paved patio area, remainder laid to lawn with mature well stocked flower & shrub borders, large 17'11 x 9' timber shed/workshop, part composite fencing, part blockwork walling, remainder timber panelled fencing, timber gateway leading to shared driveway.



## PARKING

Off street parking to front with part brickwork boundary walling & well stocked flower & shrub borders. Garage space via shared drive.

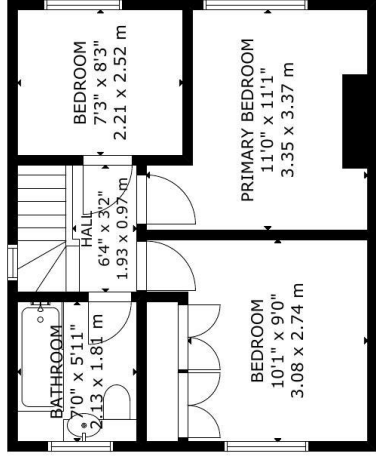
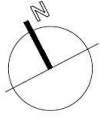


## PARKS & COUNTRY WALKS

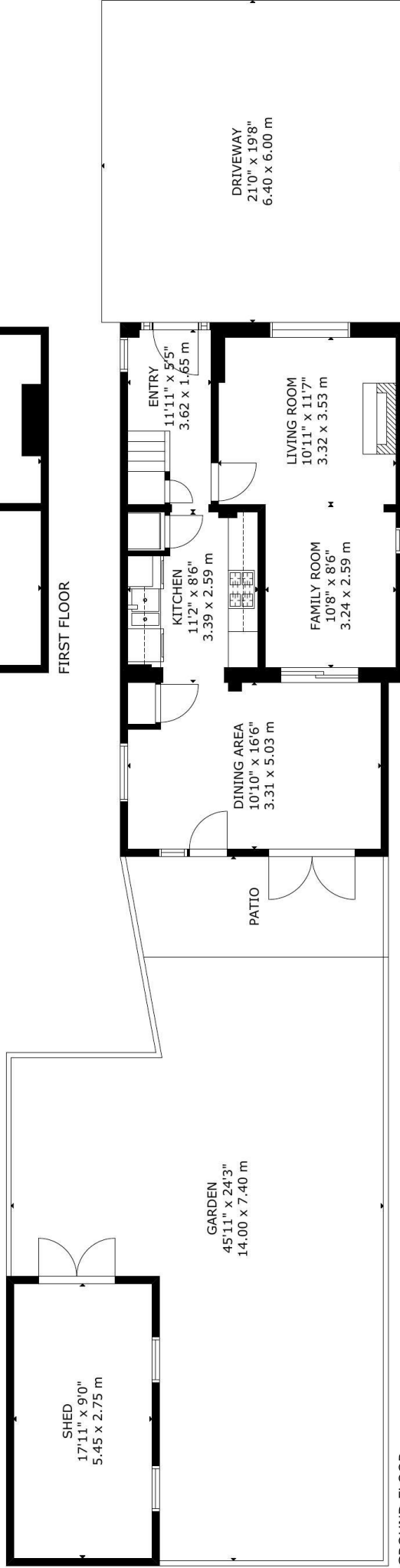
Hayes has an abundance of parkland & semi-rural woodland. 350 yards from the property is Park Road Green with its large open space, children's playground & outdoor gymnasium. Just over half a mile away you will find Barra Hall's twenty acre formal park & Botanic gardens. Featuring a Grade Two listed 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 three quarters of 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.



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 88 m<sup>2</sup>/952 sq.ft

GROUND FLOOR: 53 m<sup>2</sup>/575 sq.ft. FIRST FLOOR: 35 m<sup>2</sup>/377 sq.ft

EXCLUDED AREA: DRIVEWAY: 38 m<sup>2</sup>/413 sq.ft, SHED: 15 m<sup>2</sup>/161 sq.ft, GARDEN: 76 m<sup>2</sup>/822 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY