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Derwent Drive, Hayes, UB4 8DS
£615,000

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- Three Bedroom Home
- Premium North Hayes Location
- Garage Converted Into An Outbuilding
- Driveway For 2-3 Cars
- Potential For Further Extensions (STPP)
- Recently Refurbished Throughout
- Immaculate Condition
- Nearby Transport Links
- Close Proximity To A312, A40 & M4
- Freehold

Description

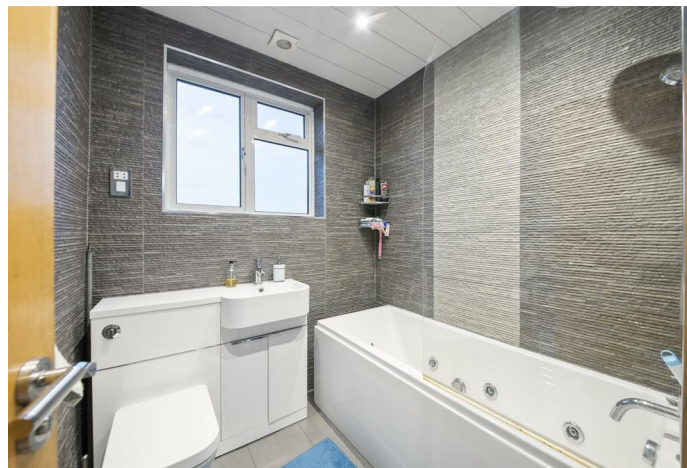
This well presented house offers a delightful blend of comfort and modern living. Spanning an impressive 1,073 square feet, the property features a bright and airy reception and dining room, perfect for both relaxation and entertaining guests. The sleek fitted kitchen is designed for convenience and a downstairs WC.

Rising to the first floor, you will discover three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom completes this floor.

Outside, the property boasts a front drive that offers parking, a valuable asset in this desirable area. The private rear garden is mainly laid to lawn, creating an ideal space for outdoor dining and entertainment.

Situation

Derwent Drive which runs between Park Lane & Park Road. The Uxbridge Road with it's variety of shops, takeaways, restaurants, and coffee shops. Nearby bus service provide access to Hayes Town with the Elizabeth line giving serval links to central London and the surrounding areas. Hayes Bypass providing access to the A40, M25, M4 ,Heathrow and Southall. The area is also served by a number of highly regarded schools including Hayes park primary school, Grange park school and Barnhill community high school.



Derwent Drive, UB4
Approximate Area = 913 sq ft / 84.8 sq m
Outbuilding = 160 sq ft / 14.9 sq m
Total = 1073 sq ft / 99.7 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map of the Hayes Park area in Uxbridge. Hayes Park School is located at the top right. Uxbridge County Court is at the bottom right. A green pin marks a location on Park Ln. Roads shown include Hayes End Rd, Park Ln, Uxbridge Rd (A4020), Wood End Green Rd, and North Rd. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			76
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

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