



## Derwent Drive UB4 8DR

### EXCELLENT POTENTIAL / SOUGHT AFTER LOCATION:

Charrison Davis are pleased to bring to the market this 3 bedroom semi-detached house in one of Hayes' most sought after locations. Situated within easy reach of the Uxbridge road, local amenities, local schools and green areas.

The property has excellent potential STPP for extensions, conversions and out buildings as well as off street parking. Currently comprising of a living room, dining room and kitchen to the ground floor. To the first floor there is two double bedrooms, one single room and a bathroom/wet room.

Viewing highly recommended.

## Accommodation

Three Bedroom Semi-Detached House

Excellent Development Potential

Highly Sought after Location

No Upper Chain

Within easy reach of Local Schools

Double Glazing/GSH

Freehold / EPC Rating TBC

## Ground Floor

**Living Room** - 12' 4" x 12' 1" (3.76m x 3.7m) Carpeted, radiator and front aspect double glazed window.

**Dining Room** - 18' 3" x 9' 11" (5.57m x 3.03m) Carpeted, feature fireplace, side aspect double glazing and UPVC sliding door leading to rear garden.

**Kitchen** - Fitted wall and base units with worktops to include a single drainer sink unit, gas oven, space for fridge/freezer, plumbing for washing machine, part tiled walls. Rear aspect double glazed window.



## First Floor

**Bedroom 1** - 11' 11" x 11' 9" (3.64m x 3.6m) Carpeted, radiator and front aspect double glazed window.

**Bedroom 2** - 10' 9" x 9' 10" (3.28m x 3m) Rear aspect double glazed window.

**Bedroom 3** - 8' 6" x 5' 6" (2.6m x 1.7m) Carpeted and front aspect double glazed window.

**Bathroom/Wet Room** - Non slip vinyl flooring. Walk in shower area, hand basin, low level w.c and double glazed frosted window.



## Exterior

**Front Garden** - Paving with mature hedgerow. Potential for off street parking STPP.

**Rear Garden** - Mainly laid to lawn with concrete paved area.

**Tenure** - Freehold

**Council Tax** - London Borough of Hillingdon Band D

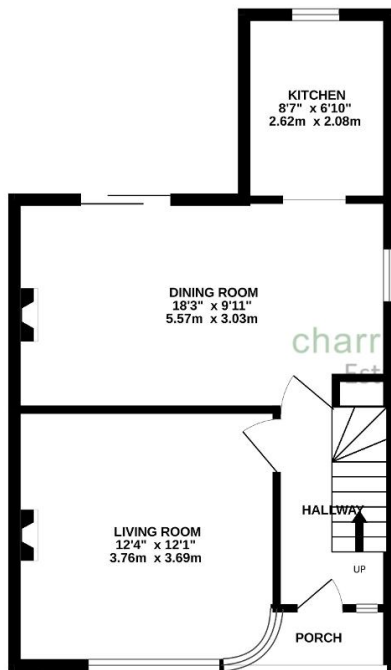
**About Hayes** - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.



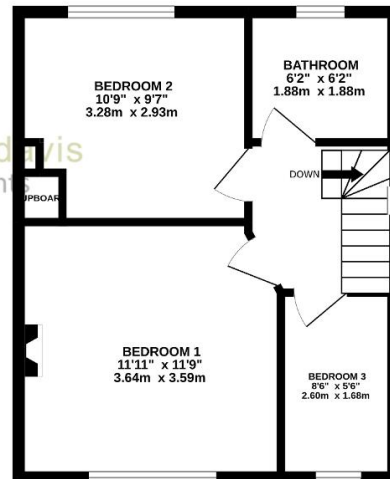




GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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