

ALLDAY
& MILLER



Balmoral Drive, Hayes, UB4 0DA
£450,000





Balmoral Drive, Hayes, UB4 0DA

£450,000

- An Original Three Bedroom Terraced Home
- Extended Kitchen Creating A Generous And Versatile Space
- Impressive Rear Garden Extending To Approximately 90ft
- Bright And Welcoming Reception Areas
- Well-Positioned In A Popular Residential Location
- Off-Street Parking For 2-3 Vehicles
- Two Contemporary Shower Rooms
- Useful Detached Outbuilding Providing Excellent Storage Space
- Excellent Potential To Personalise Or Further Enhance
- Chain Free

Description

This well-presented two-bedroom home offers bright and spacious accommodation throughout, a generous rear garden with a substantial outbuilding, and off-street parking, making it an ideal purchase for first-time buyers, small families or investors.

The ground floor comprises a welcoming entrance hall, a spacious open-plan reception/dining room, a modern fitted kitchen, and a contemporary family bathroom. The layout provides excellent space for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms and a separate WC.

Externally, the rear garden provides an excellent outdoor space, perfect for relaxing, dining and entertaining, while the impressive outbuilding offers fantastic versatility and is ideal for use as a home office, gym, games room or additional storage.

Situation

Balmoral Drive is a sought after residential road in North Hayes offering easy access to a number of local amenities including shops and bus/road links and a number of highly regarded schools including Hayes Park. The Uxbridge Road is a short distance away and provides access to Hayes town Centre with its variety of shops and Elizabeth Line (Crossrail) train station and Uxbridge Town centre with its multitude of shops, bars, restaurants and tube station.



Balmoral Drive, UB4
Approximate Area = 917 sq ft / 85.2 sq m
Outbuilding = 242 sq ft / 22.5 sq m
Total = 1159 sq ft / 107.7 sq m
For identification only - Not to scale

The floor plan consists of two parts: a Ground Floor and a First Floor. The Ground Floor is a large, irregularly shaped room with a north-facing outbuilding. It includes a kitchen, a reception/dining room, a garden, and a staircase leading up. The First Floor is a smaller, rectangular room with two bedrooms, a bathroom, and a staircase leading down. A north arrow is located in the top right corner of the plan.

Ground Floor

Outbuilding
5.75 max x 4.52 max
18'10 x 14'10

Garden
14.52 x 5.85
47'8 x 19'2

Kitchen
4.04 max x 3.29 max
13'3 x 10'9

Reception / Dining Room
6.68 max x 4.83 max
21'11 x 15'10

Up

Extends To
6.59 x 21'7

First Floor

Bedroom
3.66 x 3.38
12'0 x 11'1

Bedroom
4.82 min x 3.31 max
15'10 x 10'10

Down

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

ALLDAY & MILLER
estate agents

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		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>		66	76	<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				England & Wales EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.