

ALLDAY  
& MILLER



Delamere Road, Hayes, UB4 0NN  
£875,000

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**£875,000**

- Five Bedroom
- Three Bathrooms
- Open Plan Kitchen Diner
- Stunning Large Garden
- Hayes / Southall Borders
- Semi Detached
- Separate WC
- Annexe / Outbuilding
- Off Street Parking for Multiple Vehicles
- Close to Highly Regarded Schools

## Description

Skilfully extended and measuring 1919Sq Ft this substantial property consists of a welcoming entrance hall, through lounge with bay window and interconnecting doors into a open plan fully fitted kitchen diner measuring 27'1 x 25'2 with with central island, heated flooring and double glazed bi folding doors to garden, study / playroom, downstairs WC. To the first floor there are four well proportioned bedrooms the master benefitting from en suite shower room, family bathroom.

## Outside

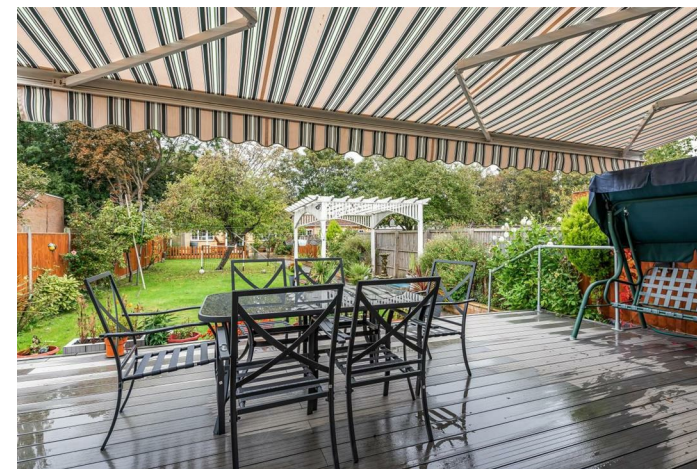
To the rear of the property there is a large well maintained garden mainly laid to lawn with a decked area covered with electric awning perfect for outside dining and entertaining.

There is an outbuilding / annexe located at the rear of the garden measuring 27'1 x 16'2 with kitchen area and shower room.

To the front of the property there is a paved driveway with parking for multiple cars.

## Situation

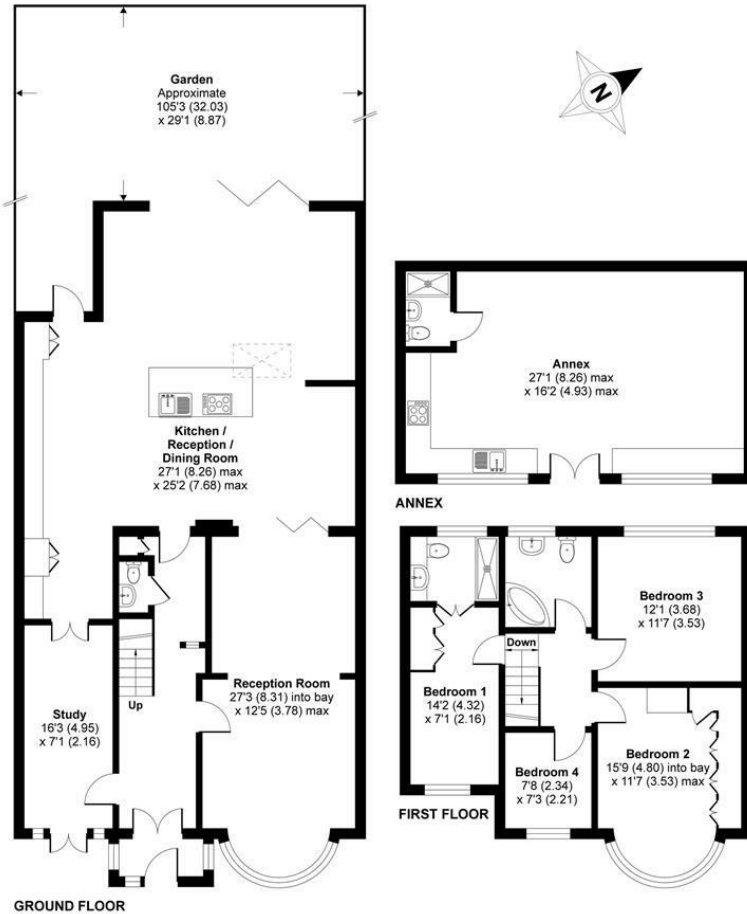
Delamere Road is within easy reach of local shops, schools, Hayes & Southall Town Centre. Cross Rail station Southall Broadway is also just 0.8 Miles away. There are also bus links to Brunel University, Hillingdon Hospital, both Uxbridge and Hayes Colleges and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.



## Floor Plans

### Delamere Road, Hayes, UB4

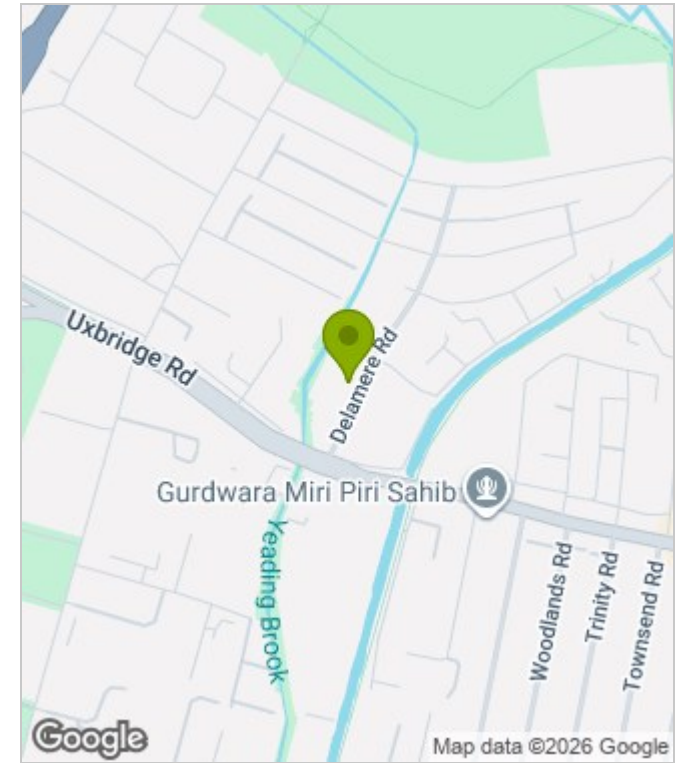
Approximate Area = 1919 sq ft / 178.3 sq m  
 Annex = 438 sq ft / 40.7 sq m  
 Total = 2357 sq ft / 219 sq m  
 For identification only - Not to scale



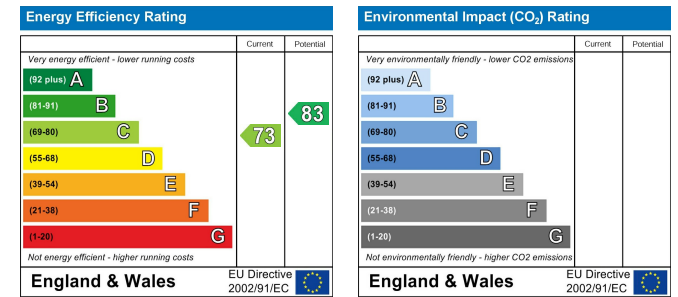
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2021. Produced for Allday & Miller. REF: 772907



## Area Map



## Energy Performance Graph



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