ALLDAY & MILLER

Blacklands Drive, Hayes, UB4 8EX
**£695,000**

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## Blacklands Drive, Hayes, UB4 8EX

### £695,000

- Five Bedroom Semi Detached
- Stylish Interiors Throughout
- Extended To The Rear & Loft
- Stunning Garden with Patio Area
- Nearby to Highly Regarded Schools
- One Bedroom Self Contained Annexe
- Off Street Parking For Multiple Vehicles
- Outbuilding to Rear
- Close to Local Amenities
- Sought After Location

## Description

This well presented semi detached family home comprises of a welcoming entrance, bright and spacious reception room, sleek fitted kitchen with an island breakfast bar and bifold doors providing access to the rear garden.

The first floor boasts three bedrooms and a family bathroom.

The second floor enjoys a double bedroom with plenty of storage and a bathroom suite.

To the rear a stunning private garden with a self contained annexe and a outbuilding store, perfect for extra storage.

## Situation

Conveniently located, this home enjoys easy access to a range of local amenities, including schools, shops, and recreational facilities. Commuters will appreciate the proximity to transport links, with Hayes & Harlington Station (Elizabeth Line) and various bus routes within reach. These links provide excellent connectivity to central London and surrounding areas, making your daily commute or city outings a breeze. This property is in a family-friendly community, you'll have access to excellent schools, parks, and recreational facilities, making it an ideal place to raise a family.
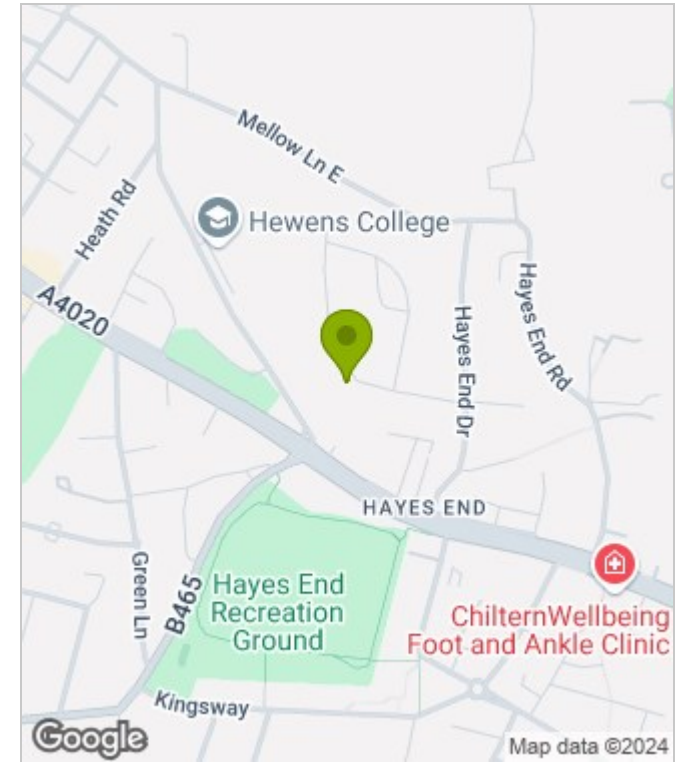
# Floor Plans

## Blacklands Drive, Hayes, UB4

Approximate Area (Excluding Eaves) = 1312 sq ft / 121.9 sq m
Outbuilding = 462 sq ft / 42.9 sq m
Total = 1774 sq ft / 164.8 sq m
For identification only - Not to scale

**N**

CH = Ceiling Height

☐ = Reduced headroom below 1.5m / 5'0

Annex / Studio
5.94 max x
5.63 max
19'6 x 18'6

Store
4.38 max x
2.33 max
14'4 x 7'8

Garden
17.79 x 7.70
58'4 x 25'3

Bedroom
5.68 max x
5.03 max
18'8 x 16'6
Dn
CH
1'11.11

Eaves

**Second Floor**

Kitchen /
Dining Room
5.78 max x
4.82 max
19'0 x 15'10
CH
1'13.73

Bedroom
3.49 x 3.28
11'5 x 10'9

Dn

Up

Reception Room
5.06 max x
3.30 max
16'7 x 10'10
CH
2'0.98

Up

Bedroom
3.53 min x
3.29 max
11'7 x 10'10
CH
2'02.49

Bedroom
2.17 x 2.14
7'1 x 7'0

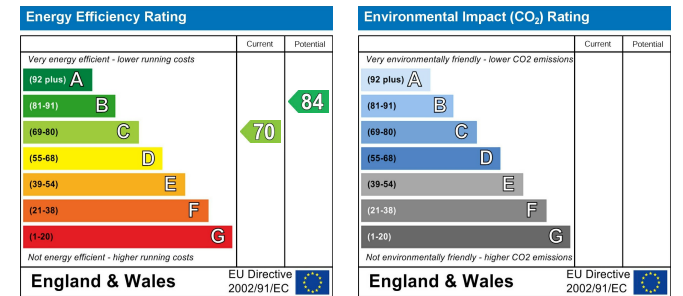**First Floor**

Extends To
6.12 x 20'1

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.
Produced for Allday & Miller.

**ALLDAY & MILLER** estate agents

# Area Map

# Energy Performance Graph

## Energy Efficiency Rating

| | | Current | Potential |
|---|---|---|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 70 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

**England & Wales** — EU Directive 2002/91/EC

## Environmental Impact (CO$_2$) Rating

| | | Current | Potential |
|---|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO2 emissions | | | |

**England & Wales** — EU Directive 2002/91/EC