



### Langdale Drive, Hayes, Middlesex, UB4 8SS

This is an OUTSTANDING 3 DOUBLE BEDROOM EXTENDED semi detached family house beautifully presented throughout and worthy of your earliest viewing. The current owners have re-modernised and tastefully decorated to a high standard with the accommodation providing an enclosed porch, entrance hall, L shaped lounge with a dining room area (this could be divided to create an extra room/bedroom)

You also have a luxury kitchen with integrated appliances and a downstairs shower room/toilet. Upstairs has loft space suitable for conversion and 3 DOUBLE bedrooms (all with built in wardrobes) and luxury shoer room with a double width shower and toilet. Outside has a modest but well tended rear garden and a detached brick built garage via shared rive plus a brick paved own drive-in to the front. This impressive property is situated in a popular residential area walking distance to Charville School with bus route links available for Uxbridge, Northolt, Ealing, Heathrow and Hayes Town (Elizabeth line underground station).

**Asking Price £569,950**

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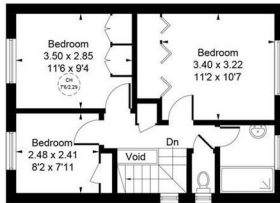




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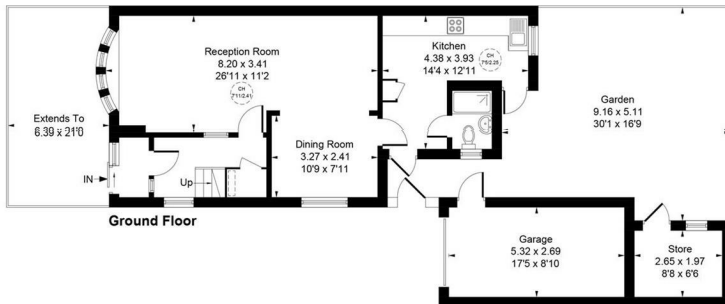


Approximate Gross Internal Area (Excluding Void) = 100.71 sq m / 1084 sq ft  
 Garage & Store = 20.76 sq m / 223 sq ft  
 Total = 121.47 sq m / 1307 sq ft



First Floor

CH = Ceiling Height  
 = Reduced headroom below 1.5m / 5'0"



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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# Energy Efficiency Rating

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

**England & Wales**

EU Directive  
2002/91/EC





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