

Blacklands Drive

Hayes End • Middlesex • UB4 8EY
Offers In Excess Of: £650,000



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A three bedroom detached house situated on Blacklands Drive, arguably the most sought after road in Hayes End with the potential to extend subject to the usual planning consents. This property benefits from easy access to the Uxbridge Road and all its amenities with a number of well regarded schools in close proximity along with bus/road links. The ground floor comprises a porch that leads into the generous hallway with doors leading to the 14ft living room, 12ft dining room and 9ft kitchen. To the first floor there is a 12ft main bedroom, 13ft second bedroom, 9ft third bedroom and family bathroom. Outside there is off street parking, 16ft garage and private rear garden.

Three bedroom house

Detached

No onward chain

Potential to extend (S.T.P)

Sought after location

14ft living room

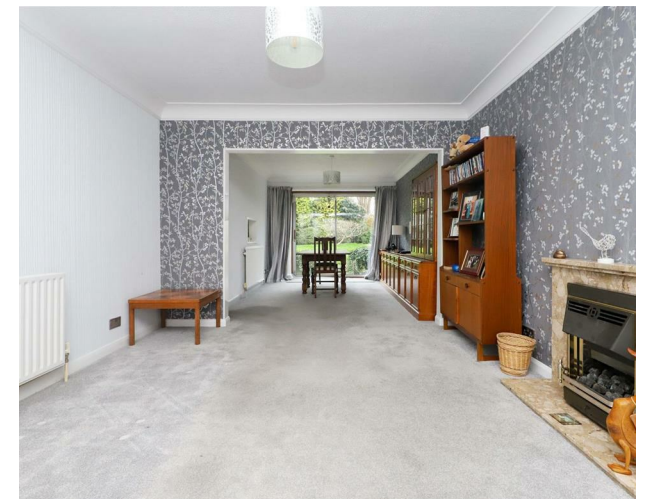
12ft dining room

12ft main bedroom

16ft garage

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A spacious three bedroom detached house built by W.E Black in the 1950s that is situated on one of Hayes Ends most sought after roads whilst offering the potential to extend, subject to the usual planning consents. The property currently comprises a porch that leads into the generous hallway with doors leading to the 14ft living room, 12ft dining room and 9ft kitchen. To the first floor there is a 12ft main bedroom, 13ft second bedroom, 9ft third bedroom and family bathroom.

Outside

The front of the property has been paved throughout creating off street parking leading to the 16ft garage. The private rear garden is mainly laid to lawn with a patio area stretching across the rear of the house.

Location

Blacklands Drive is a residential road that is arguably Hayes Ends most sought after road benefiting from easy access to the Uxbridge Road and all its amenities. There are well regarded schools in close proximity along with bus/road links including the M40 with its links to London and the Home Counties while Hayes & Harlington British Rail Station (Crossrail) is just over 1.5 miles away. Stockley Park and Heathrow Airport are also within easy reach along with Uxbridge Town Centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station.



Schools:

Hewens Primary School 0.2 miles
De Salis Studio College 0.2 miles
Rosedale Primary School 0.5 miles



Train:

Hayes & Harlington station 1.8 miles
Hillingdon station 1.9 miles
West Drayton station 2.0 miles



Car:

M4, A40, M25, M40



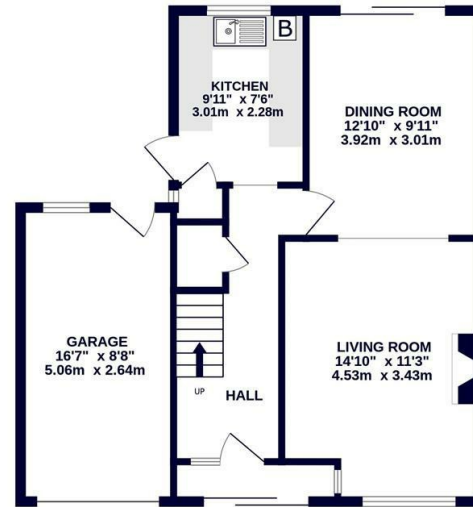
Council Tax Band:

E

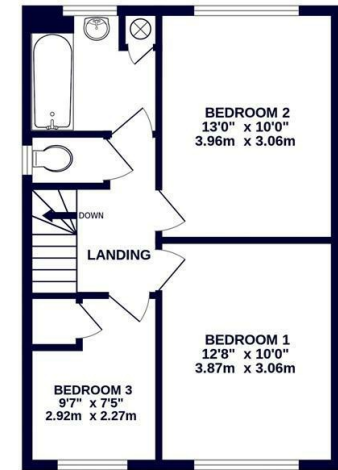
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



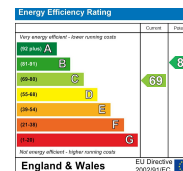
TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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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