

# Meadow View Road

Hayes End • Middlesex • UB4 8EZ

Guide Price: £650,000



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# Meadow View Road

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A four bedroom semi detached house situated on Meadow View Road, one of Hayes Ends most sought after locations benefiting from easy access to the Uxbridge Road and all its amenities while offering the quiet neighbourhood associated with a crescent. There are well regarded schools in close proximity along with bus/road links including the M40 while Hayes & Harlington British Rail & Crossrail station is just over 1.5 miles away. The property currently comprises spacious hallway with doors leading to the 13ft living room, 12ft dining room, 17ft kitchen/breakfast room with a utility area and downstairs W/C. To the first floor there is a 12ft second bedroom, 12ft third bedroom, 6ft fourth bedroom and family four piece suite. To the second floor is a generous 17ft main bedroom and en-suite. Outside there is a private rear garden, garage and summer house.

Four bedroom house

Semi detached

Sought after location

13ft living room

12ft dining room

17ft kitchen/breakfast room with utility area.

17ft main bedroom with en-suite

9ft summer house and store

24ft garage

Private rear garden

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 rare opportunity to purchase a beautifully presented and spacious four bedroom semi detached house built by W.E Black in the 1950s that is situated on arguably one of Hayes Ends most sought after roads. The property currently comprises spacious hallway with doors leading to the 13ft living room, 12ft dining room, 17ft kitchen/breakfast room with a utility area and downstairs W/C. To the first floor there is a 12ft second bedroom, 12ft third bedroom, 6ft fourth bedroom and family four piece suite. To the second floor is a generous 17ft main bedroom and en-suite.

### Location

Meadow View Road is a residential road that is arguably one of Hayes Ends most sought after locations benefiting from easy access to the Uxbridge Road and all its amenities while offering the quiet neighbourhood associated with a crescent. 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 2022) 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.

### Outside

The front of the property has the potential to create off street parking subject to the usual planning consents. The east facing private rear garden is mainly laid to lawn with a number of patio areas and a 9ft summer and store. The 24ft garage can be accessed from both the garden and the shared driveway.



### 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:

D

(Distances are straight line measurements from centre of postcode)



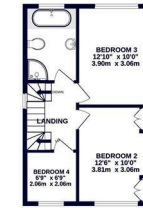
OUTBUILDINGS  
348 sq.ft. (32.4 sq.m.) approx.



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



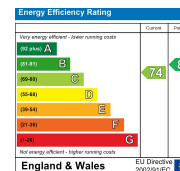
TOTAL FLOOR AREA: 1675 sq.ft. (155.6 sq.m.) approx.

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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