

Blacklands Drive

Hayes • Middlesex • UB4 8EX

Guide Price: £575,000



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A three bedroom extended house situated on Blacklands Drive, arguably the most sought after road in Hayes End. 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 entrance hall, downstairs W.C, 14ft living room, 16ft dining room and 11ft kitchen. To the first floor there is a 13ft main bedroom, 11ft second bedroom, 7ft third bedroom and shower room. Outside there is off street parking, 18ft garage and private rear garden.

Three bedroom house

Semi detached

Extended

Sought after location

No upper chain

14ft living room

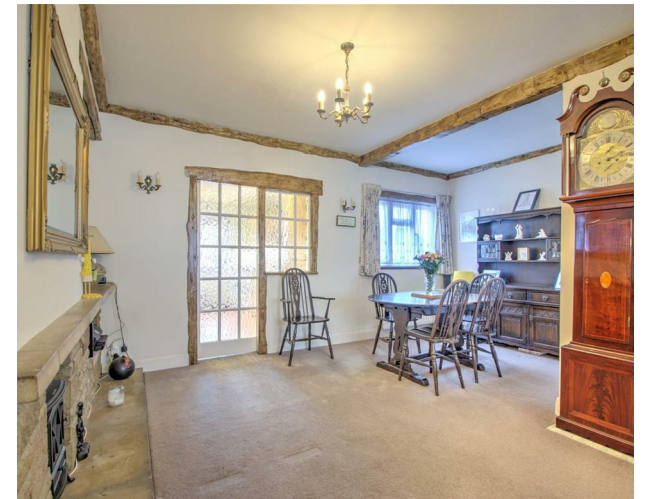
16ft dining room

13ft main bedroom

18ft 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 semi detached house situated on one of Hayes Ends most sought after roads. The ground floor comprises a entrance hall, downstairs W.C, 14ft living room, 16ft dining room and 11ft kitchen. To the first floor there is a 13ft main bedroom, 11ft second bedroom, 7ft third bedroom and shower room. Outside there is off street parking, 18ft garage and private rear garden.

Outside

The front of the property has been paved throughout creating off street parking leading to the 18ft garage. A private low maintenance rear garden.

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:

D

(Distances are straight line measurements from centre of postcode)



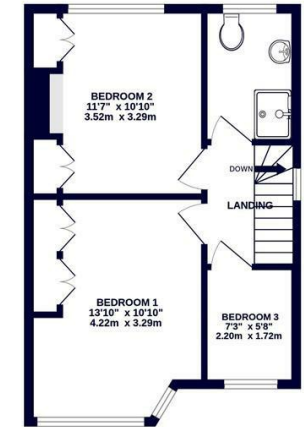
OUTBUILDING
223 sq.ft. (20.7 sq.m.) approx.



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



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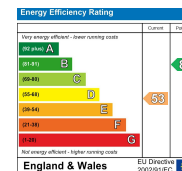
TOTAL FLOOR AREA: 1131 sq.ft. (105.0 sq.m.) approx.

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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