

# Pendula Drive

Hayes • Middlesex • UB4 9PF  
: £620,000



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# Pendula Drive

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An extended, five bedroom, semi-detached house situated on Pendula Drive, a sought after residential close with convenient access to, shopping centres, and local amenities. For commuters, the Hayes Bypass provides routes to parts of London while the M4 and A40 motorways are close by. The property comprises 23ft open plan kitchen, ground floor shower room, bedroom one 13ft and 9 ft bedroom five. The first floor comprises 13ft second bedroom, 10ft third bedroom, 8ft fourth bedroom and main family bathroom. Outside there is off street parking and private rear garden.

Five bedroom house

Semi-detached

Extended

Great transport links

23ft Open plan kitchen & living room

14ft main bedroom

13ft Second bedroom

Two bathrooms

Private rear garden

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 semi-detached, five bedroom extended house located within a quiet close that has already been extended and well maintained by the current owners. The property comprises 23ft open plan kitchen, ground floor shower room, bedroom one 13ft and 9 ft bedroom five. The first floor comprises 13ft second bedroom, 10ft third bedroom, 8ft fourth bedroom and main family bathroom. Outside there is off street parking and private rear garden.

### Location

Pendula Drive offers the perfect balance of peaceful residential living with convenient access to major roads, shopping centres, and local amenities. For commuters, the Hayes Bypass provides direct routes to other parts of London and nearby areas. Heathrow Airport is only a short drive away, while the M4 and A40 motorways are close by, ensuring easy travel to central London and beyond to the west of England.

### Outside

Outside there is off street parking and private rear garden.



### Schools:

Viking Primary School 0.3 miles away  
 Belmore Primary Academy 0.6 miles away  
 Barnhill Community High 0.9 miles away



### Train:

Northolt station 1.6 miles away  
 Southall station 1.7 miles away  
 South Ruislip station 1.9 miles away



### Car:

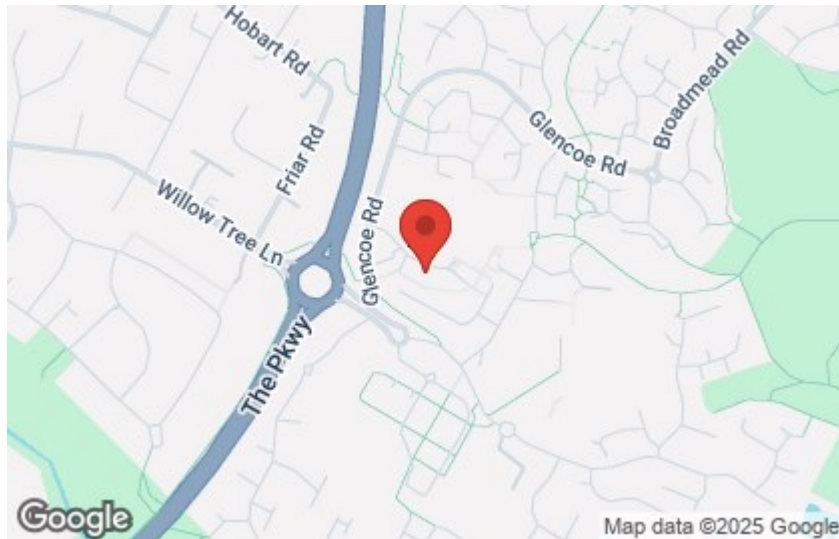
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 762 sq. ft. (70.8 sq.m.) approx.



1ST FLOOR  
 359 sq. ft. (33.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1121 sq. ft. (104.2 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 misstatement. 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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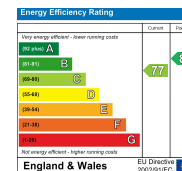
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