

ALLDAY
& MILLER



Blacklands Drive, Hayes, UB4 8EX
£515,000

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- Three Bedrooms
- Freehold
- Driveway
- Popular Residential Road
- Underfloor Heating
- Semi-Detached House
- Potential To Extend STPP
- Approx. 80 FT Rear Garden
- Walking Distance To Shops
- Newly Fitted Decking Area

Description

Allday & Miller present this well-maintained three bedroom house situated on one of Hayes End's most popular residential roads. The property has great potential to extend further(stpp).

This attractive and well-maintained home comprises a welcoming reception room, perfect for relaxing and entertaining, alongside a modern fitted kitchen/dining room which completes this floor.

To the first floor, the property benefits from three bedrooms and a family bathroom.

Externally, the property features a front driveway offering convenient off-road parking. To the rear, a private garden provides an excellent space for outdoor entertaining and dining.

Situation

Blacklands Drive conveniently located in a peaceful cul-de-sac, benefits from easy access to a wide range of local amenities. The nearby Uxbridge Road offers a variety of shops, cafés, restaurants, and takeaways, while a short drive away, the town of Uxbridge provides even more extensive shopping and leisure options. The area is well served by schools, with Hewens Primary School nearby and Hewens College for secondary education. Commuters will appreciate the excellent transport links, including Hayes & Harlington Station on the Elizabeth Line, providing fast and convenient access to central London. Parks and recreational facilities are also close by, making this a practical and family-friendly location.



Blacklands Drive, UB4
Approximate Area = 805 sq ft / 74.8 sq m
For identification only - Not to scale

Ground Floor

Garden
24.92 x 6.93
81'9 x 22'9

Kitchen / Dining Room
5.09 max x
3.49 max
16'8 x 11'5

Reception Room
4.21 max x
3.32 max
13'10 x 10'11

Up

Extends To
5.91 x 19'5

First Floor

Bedroom
3.50 max x
3.27 max
11'6 x 10'9

Bedroom
4.22 max x
3.30 max
13'10 x 10'10

Bedroom
2.29 x 1.72
7'6 x 5'8

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map of the Hayes End area. A green location pin is placed on a road between Mellow Ln E and Hayes End Dr. To the north of the pin is Hewens College, marked with a school icon. To the south is Hayes End Community Park (Recreation...). Major roads include Star Rd, Heath Rd, New Rd, Green Ln, Kingsway, A4020, Mellow Ln E, Hayes End Dr, Hayes End Rd, and Uxbridge Rd. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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