



## 60 Dale Drive, Hayes, UB4 8AU

Price Guide £545,000

- SO MUCH POTENTIAL TO EXTEND (STPP)
- GARAGE
- DRIVEWAY FOR OFF STREET PARKING
- 1.9 MILES TO HAYES & HARLINGTON STATION
- LARGE SOUTH FACING PRIVATE GARDEN
- CUL-DE-SAC
- 0.1 MILES FROM NEAREST SCHOOL

# 60 Dale Drive, Hayes UB4 8AU

**\*\*EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE LOCATED AT THE END OF A QUIET CUL-DE-SAC ONLY 0.1 MILES FROM THE NEAREST SCHOOL AND OFFERING SO MUCH POTENTIAL TO EXTEND (STPP)\*\***



Council Tax Band: D



**\*\*ALREADY HAS A REAR KITCHEN EXTENSION\*\***

An extended 3-bedroom semi-detached house located at the end of a quiet cul-de-sac only 0.1 miles from the nearest school and 1.9 miles from Hayes & Harlington Station, which benefits from being on the Elizabeth Line.

The property has a kitchen extension to the rear and offers so much more potential for further extension (STPP).

There is driveway parking at the front, as well as a garage and generously sized rear garden.

The property has been owned by the current family for 30 years and this is the first time it has been on the market since then.

The nearest bus stop is only a couple minutes away, and the house is within walking distance of local amenities including shops, cafes and restaurants at Kingshill Shopping Parade.

The surrounding area is very popular amongst families as it is so close to numerous schools and parks. It is a prime location and would be ideal for those who are looking to put their own stamp on their family home.

**FURTHER OPPORTUNITIES TO EXTEND (STPP)**

**REAR EXTENSION:** although already extended to the rear, the property could be further extended to create an even larger kitchen space with possible bi-folding doors and skylights

**GARAGE CONVERSION:** to create a home office, annex or studio

**GARDEN ROOM:** which could be used for a gym/home office/play room

**LOFT CONVERSION** to create a further bedroom or two with possible ensuite

**ACCOMMODATION**

- Kitchen
- 2 Reception rooms

- 3 bedrooms (2 doubles and 1 single)
- Family bathroom
- W.C.
- Garage
- Private Rear Garden

**Important information**

Council tax: Band D (£2,045.46 for 2026/27)

EPC: Band D

London Borough of Hillingdon

South-East facing garden

**STATIONS (\*straight line distances)**

1.9 miles to Hayes & Harlington Station

2 miles to South Ruislip Station

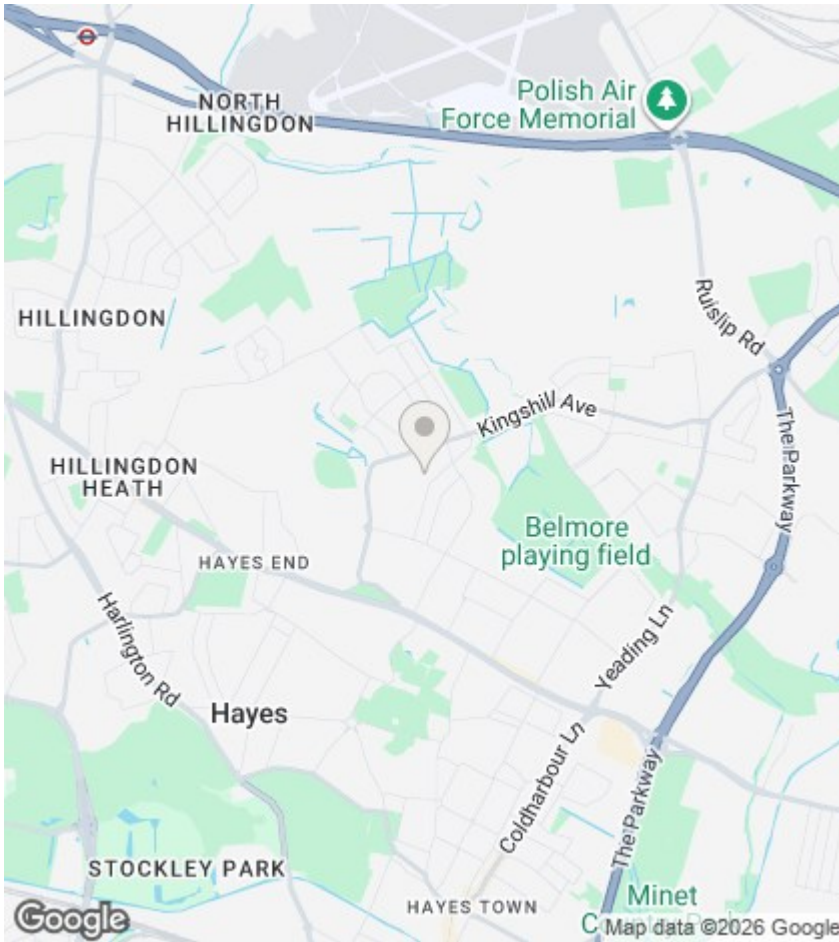
2 miles to Hillingdon Station

**SCHOOLS**

- 0.1 miles to Hayes Park School
- 0.3 miles to Grange Park Infant and Nursery School
- 0.3 miles to Grange Park Junior School
- 0.3 miles to Hedgewood School
- 0.5 miles to Charville Academy
- 0.8 miles to Parkside Studio College
- 0.8 miles to Rosedale primary School
- 0.8 miles to Rosedale College
- 0.8 miles to Downe Manor Primary School
- 0.8 miles to Hewens College
- 0.8 miles to Hewens Primary School
- 0.8 miles to Belmore Primary Academy
- 0.8 miles to De Salis Studio College
- 0.9 miles to Dr Triplett's C of E Primary School
- 0.9 miles to St Raphael's Catholic Primary School
- 0.9 miles to Barnhill Community High School
- 1.1 miles to Ryefield Primary School
- 1.1 miles to Yeading Junior School
- 1.2 miles to Wood End Park Academy
- 1.4 miles to Lake Farm Park Academy
- 1.4 miles to Minet Infant and Nursery School
- 1.4 miles to Minet Junior School
- 1.6 miles to Botwell House Catholic Primary School

**Legal Note**

\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract.



## Directions

This House can be found at the end of the cul-de-sac of Dale Drive which is a road accessed just off Kinghill Avenue, opposite Kingshill Avenue shopping Parade. The house is set just by Hayes Park School.

## Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Dale Drive

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft

Garage = 11.9 sq m / 128 sq ft

Total = 96 sq m / 1033 sq ft

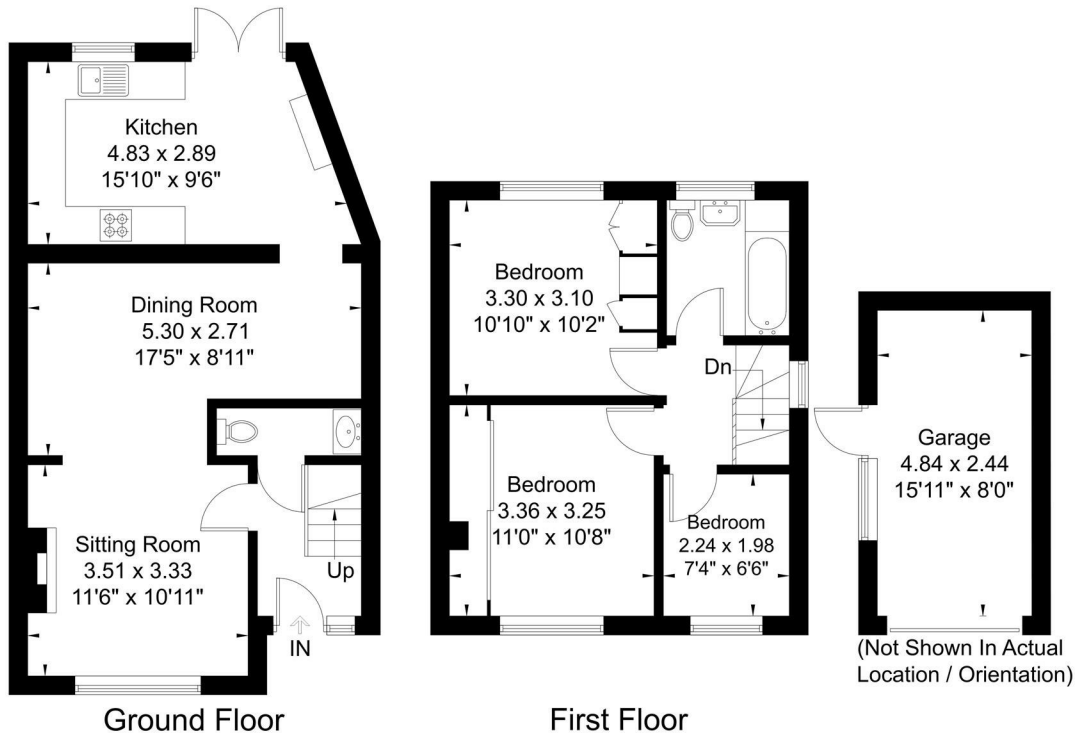


Illustration for identification purposes only, measurements are approximate, not to scale.