

Blacklands Drive

Hayes • Middlesex • UB4 8EX
Offers In Excess Of: £550,000



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An extended three bedroom, semi-detached, home situated on a sought after residential 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 is just over 1.5 miles away. The ground floor of the property comprises spacious entrance hall with doors leading to the 13ft sitting room, 11ft living room, 9ft dining room, 11ft kitchen and shower room. To the first floor, there is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom, 7ft third bedroom and family bathroom. Outside, there is a private rear garden.

Three bedroom house

Semi-detached

Extended

Sought after location

13ft sitting room

11ft kitchen

Downstairs shower room

16ft garage

Off street parking

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.





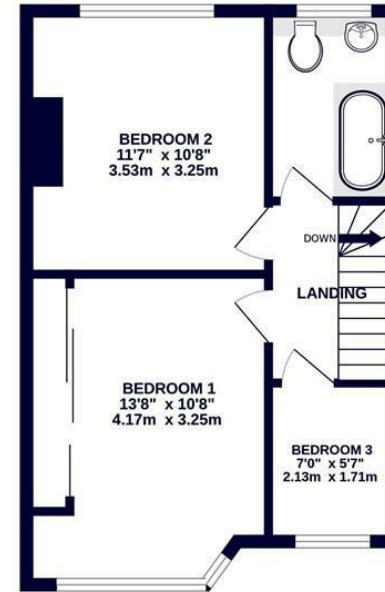
OUTBUILDING
133 sq.ft. (12.3 sq.m.) approx.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.