



## Hayes End Drive UB4 8HE

A wonderful family house in a much sought after residential area of Hayes End walking distance to the Uxbridge Road with a busy shopping parade, a choice of schools & main bus route links for Uxbridge, Heathrow, Southall & Hayes Town (hayes & harlington station with cross rail anticipated 2022/23).

This well presented 'W.E.Black' built 3 bedroom semi detached house has been part extended to the rear giving potential to extend further + into the loft space stpp.

Spacious rooms comprise entrance hall, lounge, extended dining/family room, fitted kitchen, 3 bedrooms and bathroom with additional walk-in shower. Outside the property boasts a pretty 100' approx rear garden + shed and covered seating area. A detached garage is accessed via a shared drive to a gated own drive-in with parking space + 2 more parking space to the front of the property.

## Accommodation

**3 bed Semi Det. Family House**

**Extended + Further Potential**

**Well Presented**

**2 Reception Rooms**

**100' approx Rear Garden**

**Garage**

**3 parking spaces**

**Fantastic Location**

## Ground Floor

**Entrance Hall** - Radiator, stairs to landing, understairs cupboard, fitted carpets.

**Lounge** - 13' 11" x 10' 11" (4.25m x 3.35m) Double glazed bay window to front, double radiator, built in cupboards & display shelving, fitted carpets.

**Ext.Family / Dining room** - 21' 4" x 10' 11" (6.52m x 3.35m) Ornamental fireplace with gas fire & back boiler, double radiator, fitted display shelving, double glazed windows to rear, fitted carpets, double glazed door to garden.

**Reverse View -**

**Kitchen** - 11' 1" x 5' 6" (3.4m x 1.7m) Fitted wall & base units, stainless steel sink with mixer tap & tiled surround, electric cooker point, space for washing machine, double glazed window to rear + double glazed door to garden.

**Reverse View -**

**1st Floor / Landing** - Access to loft space, double glazed window & fitted carpets through to all bedrooms.

**Bedroom 1** - 13' 11" x 10' 11" (4.25m x 3.35m) Double glazed bay window to front, fitted wardrobes & cupboards to 1 wall, radiator.

**Bedroom 2** - 11' 1" x 10' 11" (3.4m x 3.35m) Double glazed window to rear, fitted display shelving, airing cupboard housing hot water cylinder, radiator.

**Bedroom 3** - 6' 10" x 5' 6" (2.1m x 1.7m) Double glazed window to front, heated towel rail.

**Bathroom** - 8' 6" x 5' 6" (2.6m x 1.7m) Panelled bath + tiled surround, walk-in tiled shower, hand wash basin, low level wc, radiator, double glazed windows to rear.

**Outside** - 100' approx rear garden, paved patio to well tended lawn with raised flower beds, water tap, garden shed and covered seating area.

**Reverse View -**

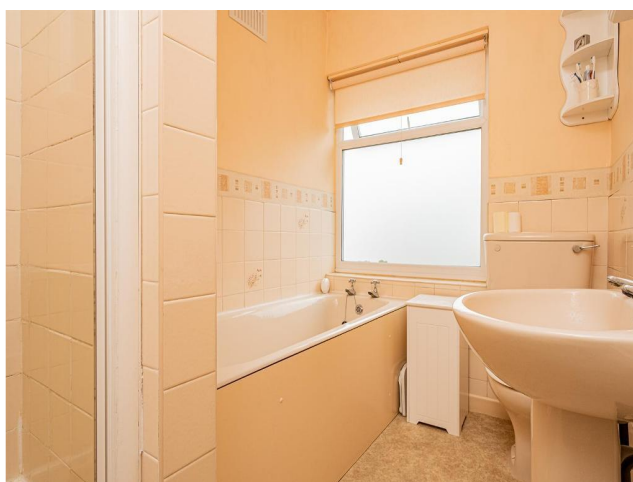
**Detached Garage** - Approached via a shared drive through



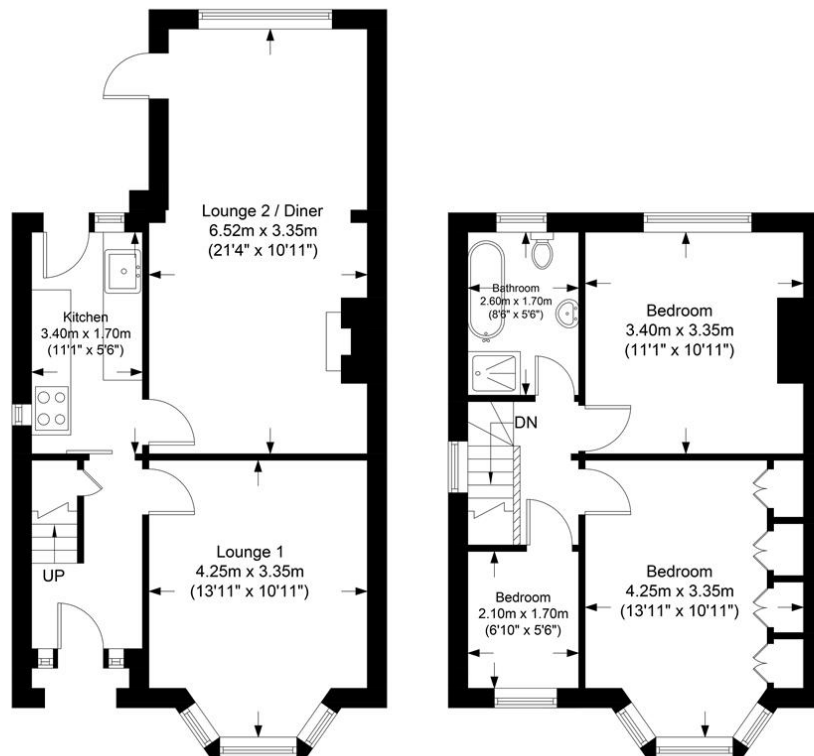
gates with additional brick paved parking space.

**Front** - Off street parking for 2 cars.

**Floor Plan** -



Approximate Gross Internal Floor Area : 84.28 sq m / 907.18 sq ft  
Garden Measurement - (27.70m x 6.40m = 90'10" x 20'11")



Ground Floor

First Floor

Illustration purposes only. All measurements are approximate.

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 86   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 42   E  |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |