



Langdale Drive, Hayes, UB4 8SU

NO ONWARD CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION!

THIS IS A SPACIOUS 3 DOUBLE BEDROOM SEMI DETACHED HOUSE WITH A DETACHED GARAGE AND OWN DRIVEWAY OFFERING MUCH POTENTIAL AND EXCELLENT SCOPE TO EXTEND TO THE SIDE, REAR AND LOFT SPACE STPP.

Located within a very popular residential area walking distance to Charville Academy School with transport links for Northolt central line station, Uxbridge, A40 London, Heathrow and Hayes Elizabeth line station.

This delightful property has gas central heating and double glazed windows with the living space currently providing an entrance hall, lounge/dining room, double glazed conservatory, fitted kitchen with separate utility room and downstairs toilet. Upstairs has 3 double bedrooms, bathroom + walk-in shower / separate toilet and loft space suitable for conversion stpp. Outside has a detached garage (remote roller shutter doors) providing space to extend and a lawned rear garden.

Offers In Excess Of £520,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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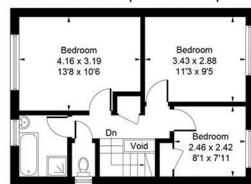


Approximate Gross Internal Area (Excluding Void)

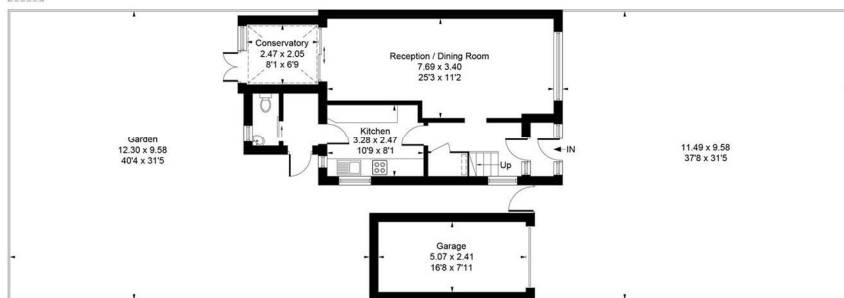
95.72 sq m / 1030 sq ft

Garage = 12.33 sq m / 133 sq ft

Total = 108.05 sq m / 1163 sq ft



Reduced headroom below 1.5m / 5'0"



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	65	76
England & Wales	EU Directive 2002/91/EC	

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