

Langdale Drive Hayes UB4 8SS



£1700.00 Per Calendar Month

Viewing highly recommended, presented in very good order throughout, spacious split level duplex maisonette, two double bedrooms, lounge dining room, separate fitted kitchen, first floor balcony, two second floor bedrooms, modern bathroom/wc, gas central heating, fully double glazed, small front garden area by entrance door, overlooking school playing fields, unreserved residents parking, adjacent to the rear entrance of the very popular Charville Academy School, unfurnished, available around mid to the end of June.

LOCATION

With approximate distances:- The property is located on Langdale Drive which runs between Lansbury Drive & Charville lane with its bus services providing access to the surrounding areas. Including Hayes Town with its Hayes & Harlington mainline station. Its recently opened Elizabeth Line quotes estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is 1.4 miles from the property. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 2.4 miles away. Kingshill Parade's popular local shopping facilities on Kingshill Drive are located within half a mile of the property, access to the Hillingdon Trail & open countryside is just 400 yards away

Property Reference 7830 Council Tax Band C £1657.00 Per annum Epc Rating C

ENTRANCE

Located via a footpath to the rear of the block, Upvc double glazed entrance door to entrance lobby, built in storage cupboard, carpeted staircase to:-

FIRST FLOOR LANDING

Coved ceiling, carpeted flooring, carpeted stairs to second floor, radiator, single glazed picture window to lounge, door to lounge/dining room & kitchen.



LOUNGE DINING ROOM

Spacious bright & airy space with rear aspect Upvc double glazed window, coved ceiling, polished wood effect laminate flooring, built in under stairs storage cupboard, built in cupboard housing combination boiler, radiators, Upvc double glazed door to balcony.



KITCHEN

Modern fitted kitchen comprising:- Range of high gloss fronted wall & matching base & drawer units with laminated worktops over & laminated splash backs. Inset stainless steel single bowl single drainer sink unit with chrome monobloc mixer taps, plumbing & space for washing machine & tumble dryer, space for fridge freezer, built in fitted oven with gas hob & extractor canopy over. Wood effect laminate flooring, recessed built in storage cupboards, rear aspect Upvc double glazed windows.



SECOND FLOOR LANDING

Built in linen cupboard with radiator, carpeted flooring, access to insulated & boarded loft space, doors to:-

BEDROOM ONE

Front aspect Upvc double glazed window, two built in recessed storage cupboards, polished wood effect laminate flooring, radiator.



BEDROOM TWO

Rear aspect Upvc double glazed window, built in recessed storage cupboard, polished wood effect laminate flooring, radiator.



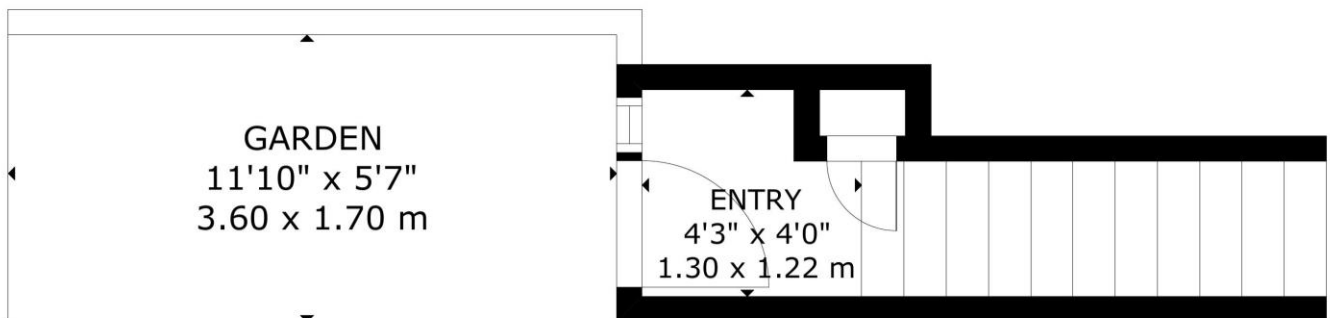
BATHROOM/WC

Modern fitted white suite comprising:- Acrylic panelled bath with lever bath filler mixer taps, wall mounted electric thermostatic shower control with flexible hose adjustable rail & detachable shower head. Wall mounted ceramic wash hand basin with chrome lever monobloc mixer taps, radiator, fully tiled walls, vinyl flooring, front aspect Upvc double glazed window.



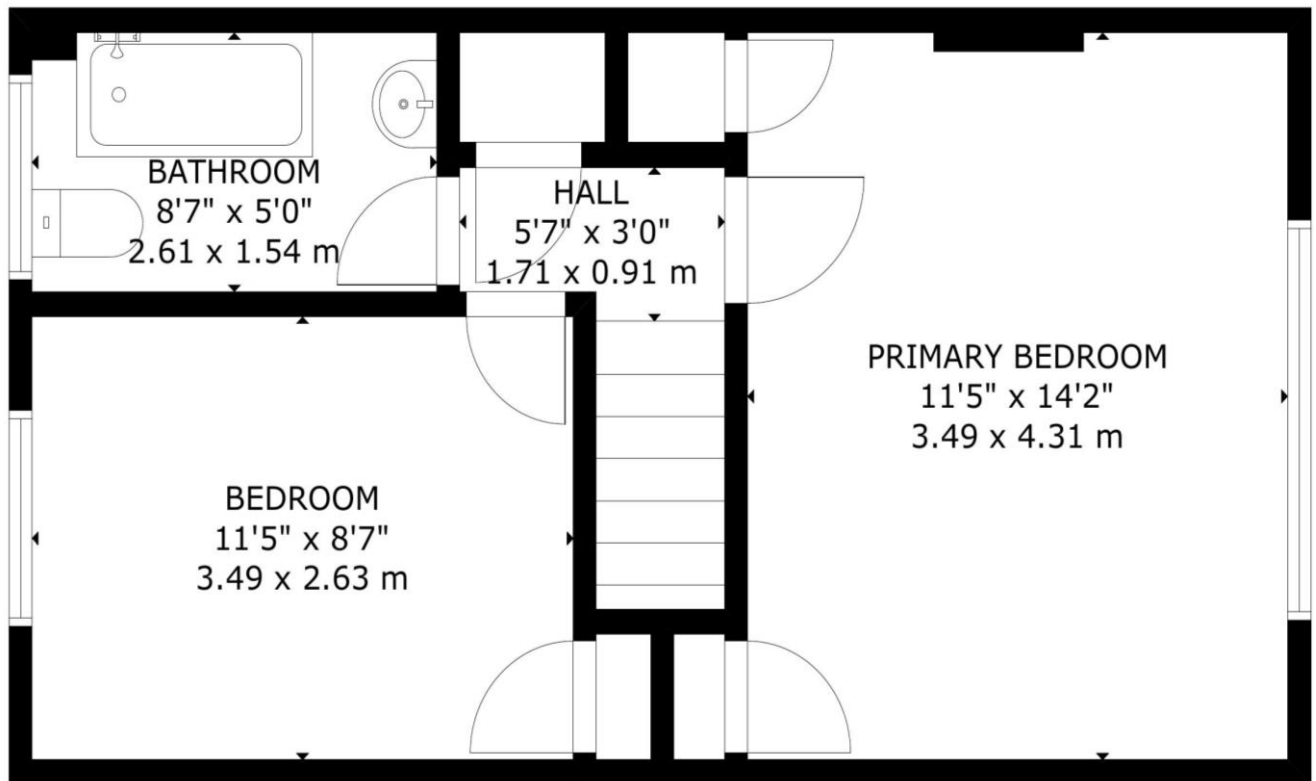
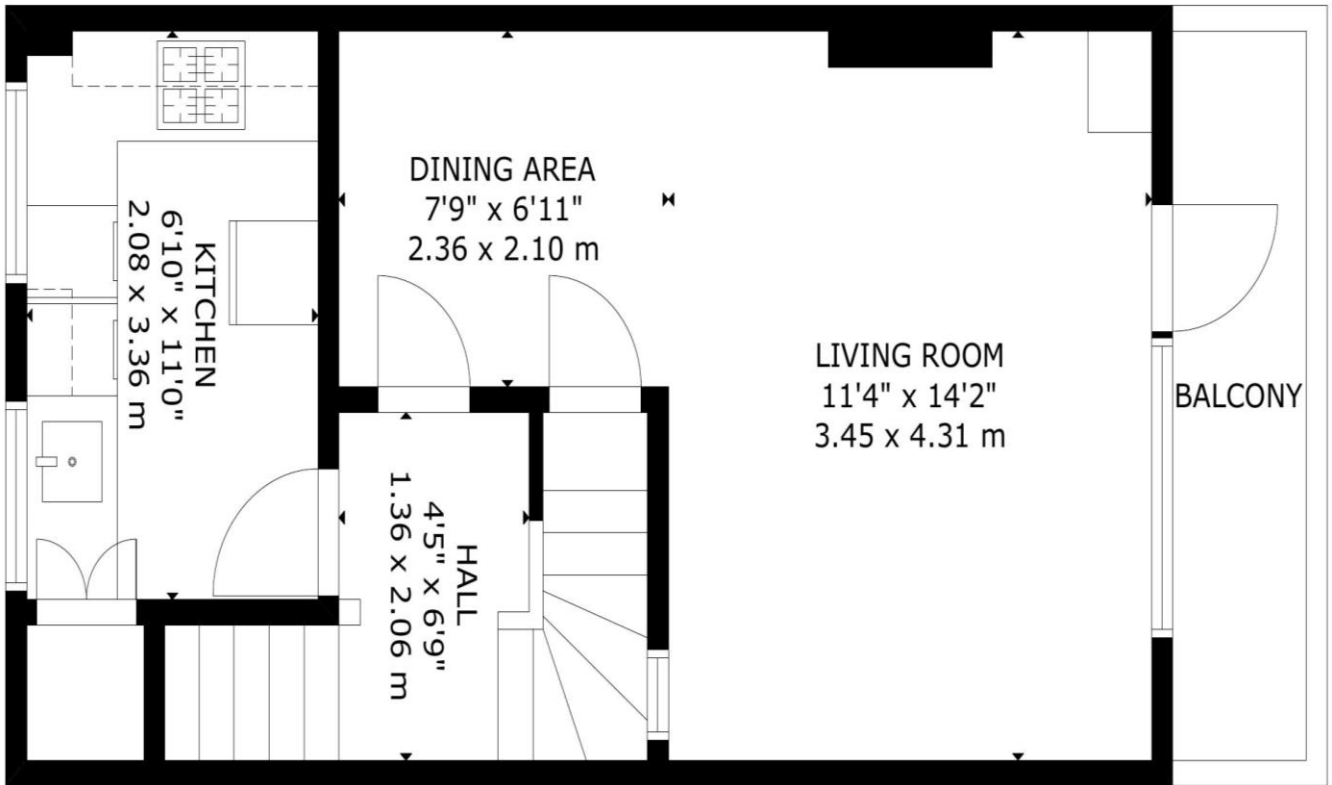
GARDEN

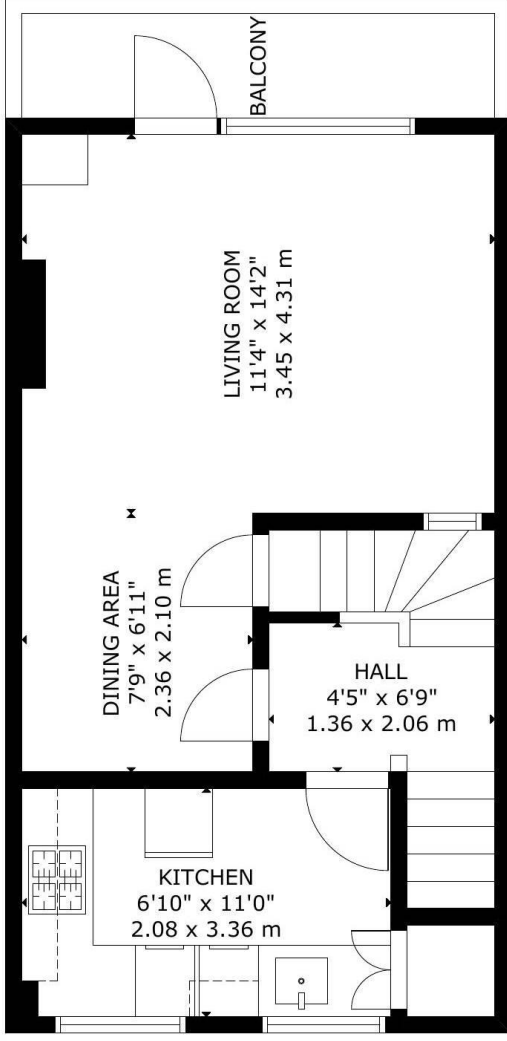
Small area to the front of the entrance door.



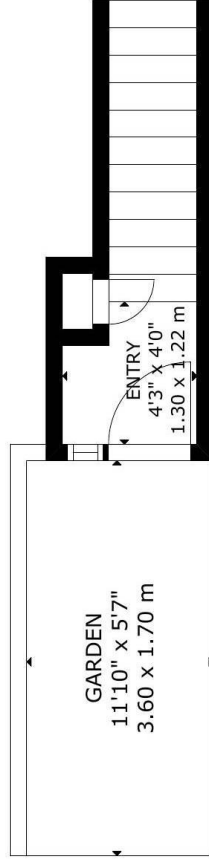
COUNTRYSIDE

Located on Charville lane 400 yards away is an area of traditional countryside character. Ten Acre Wood is a haven for birds & wildlife with it's wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south. There are three adjacent nature reserves:- Gutteridge Wood joins to the north and Yeading Brook Meadows & Nature Reserve is a short walk to the south forming part of the Hillingdon Trail. To the far North the 20 mile trail starts or finishes depending on your direction of travel at the Maple lodge Nature Reserve at Maple Cross. Going South on the trail it continues across the Grosvenor Playing fields on Kingshill Avenue Hayes through Belmore Open Space & all the way to the Grand Union Canal & beyond. Finally finishing at Cranford Countryside Park in Cranford. .

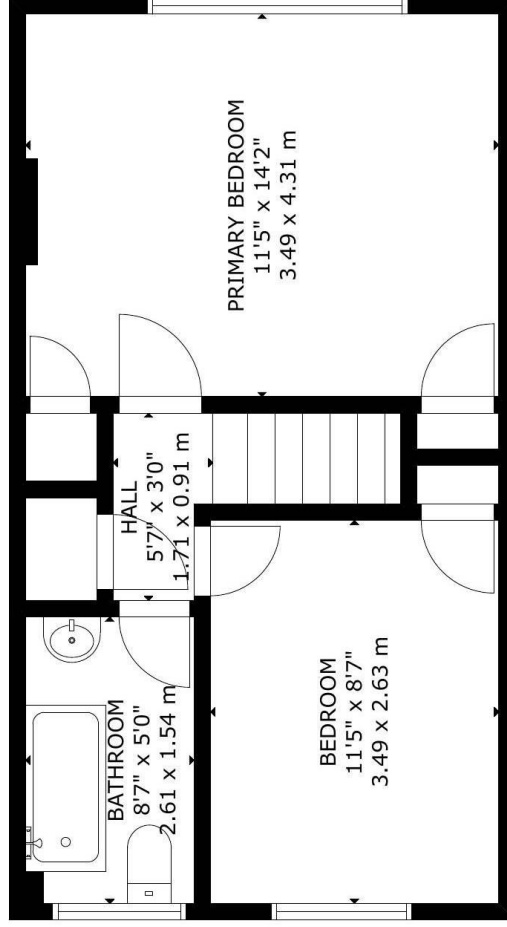
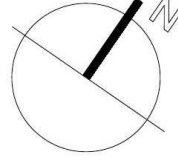




FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 TOTAL: 74 m²/791 sq.ft.
 GROUND FLOOR: 4 m²/42 sq.ft. FIRST FLOOR: 35 m²/373 sq.ft. SECOND FLOOR: 35 m²/376 sq.ft.
 EXCLUDED AREA: GARDEN: 6 m²/66 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY