

Dale Drive Hayes UB4 8AU



£579,950 Freehold

Viewing highly recommended, highly sought after road, superbly located for local shops, school & bus services, extended three/four bed semi-detached house, ground floor utility area & wet room/wc, spacious reception room one, intercommunicating reception two/bedroom four, extended fitted kitchen, Upvc double glazed conservatory, modern first floor bathroom/wc, double glazed, gas central heating, 61' rear garden, very large garage suitable for conversion to garden room, off street parking for several vehicles, very bright & airy property flooded with natural light, located just 175 yards from Kingshill Parade's local shopping facilities, cafes, restaurant & takeaways, catchment area for the highly sought after Hayes Park School, early viewing advised on what is sure to be a very popular property.

LOCATION

With approximate distances. Dale Drive is located off Kingshill Avenue opposite Kingshill Parade's local shopping facilities, takeaways cafes & restaurant. Nearby bus services provide access to the local & surrounding areas along with Hayes Town & its Hayes & Harlington mainline station. Its popular Elizabeth Line link 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 A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is one mile from the property. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.8 miles away. Lombardy Retail Park with its Sainsbury's super store and a selection of high street brand shopping outlets are located 1.6 miles from the property. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is three quarters of a mile away. The popular Hayes Park School is 525 yards from the property, whilst Grange Park & the Charville Academy are just over half a mile away.

Property Reference 7863 Council Tax Band D £1952.00 per annum Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

ENTRANCE

Upvc double glazed entrance door to:-



SPACIOUS ENTRANCE HALL

Front aspect Upvc double glazed windows, carpeted staircase to first floor with storage cupboard under, wood effect laminate flooring, radiator, timber part single glazed etched glass door to reception one.

RECEPTION ONE

Side aspect Upvc double glazed window, carpeted flooring, radiator, opening onto utility area & kitchen, Upvc double glazed sliding doors to:-



RECEPTION TWO/BEDROOM FOUR

Separated & intercommunicating with reception one with Upvc double glazed sliding doors, front aspect, Upvc double glazed window, carpeted flooring, radiator. Please note this room has previously & could well be used as a fourth bedroom. Ideal for elderly or infirm persons serviced by the ground floor wet room/wc.



UTILITY AREA

Accessed from reception one & the kitchen, side aspect Upvc double glazed window, oak effect laminate flooring, space & plumbing for washing machine with worktop over, door to wet room/wc.

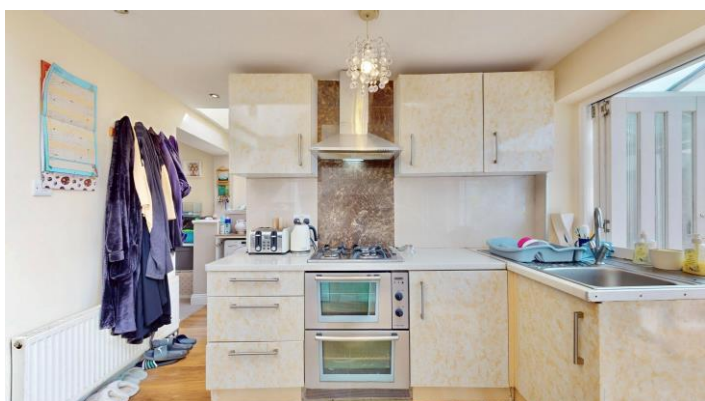
WET ROOM/WC

Very spacious with a white antique style fitted suite comprising:- Close coupled wc, ceramic pedestal wash hand basin with chrome monobloc mixer tap, wall mounted thermostatic shower control with fixed rainfall shower head, flexible hose adjustable rail & detachable handset, fully tiled walls with mosaic glass insets, tiled flooring, rear aspect Upvc double glazed window. Please note this wet room could ideally be used in conjunction with reception two which has been & could be utilized as bedroom four. Suitable for those of an elderly or infirm nature or with mobility issues.



KITCHEN

Extended to rear fitted kitchen comprising:- Range of wall & matching base & drawer units with laminated work tops over and tiled splash backs, stainless steel single bowl, single drainer sink unit with monobloc mixer taps, space for fridge & freezer & tumble dryer, fitted double oven with gas hob & stainless steel extractor canopy over, wood effect laminate flooring, part vaulted ceiling with two Velux windows & inset low voltage lighting, rear aspect part glazed bi-fold doors to conservatory.



CONSERVATORY

Brick & Upvc double glazed construction with a hipped roof fitted with K glass glazing, rear & side aspect Upvc double glazed windows, Upvc double glazed double doors to garden.



FIRST FLOOR LANDING

Side aspect Upvc double glazed window, picture rails, carpeting flooring, access to loft, doors to:-



BEDROOM ONE

Front aspect Upvc double glazed window, carpeted flooring, radiator.



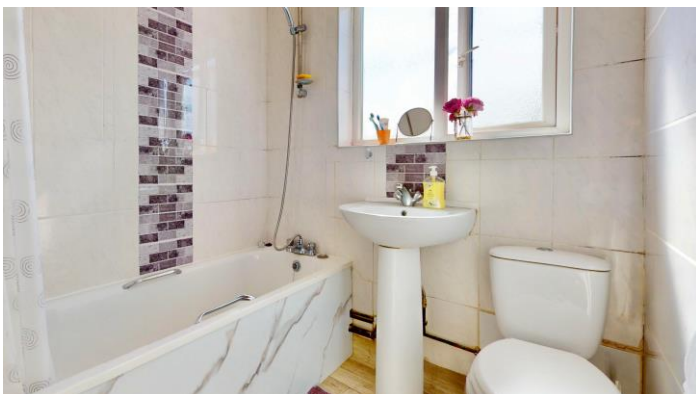
BEDROOM TWO

Front aspect Upvc double glazed window, carpeted flooring, radiator.



BEDROOM THREE

Front aspect Upvc double glazed window, carpeted flooring, radiator.

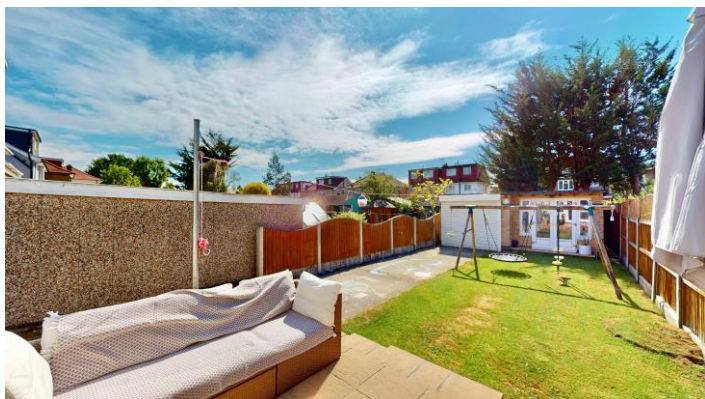


BATHROOM/WC

Modern white fitted suite comprising:- Steel paneled bath with bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head, pedestal wash hand basin with monobloc mixer tap, close coupled wc with push button flush, built in storage cupboard housing gas central heating boiler, fully tiled walls, wood effect vinyl flooring, radiator, rear aspect Upvc double glazed window.

REAR GARDEN

Approximately 61' x 21'2 comprising:- Paved patio with brickwork retaining walls & steps leading to lawn, hard standing driveway to garage doubling up as additional recreation space, accessed by double gates from shared driveway, access to garage, timber paneled fencing.



DOUBLE GARAGE

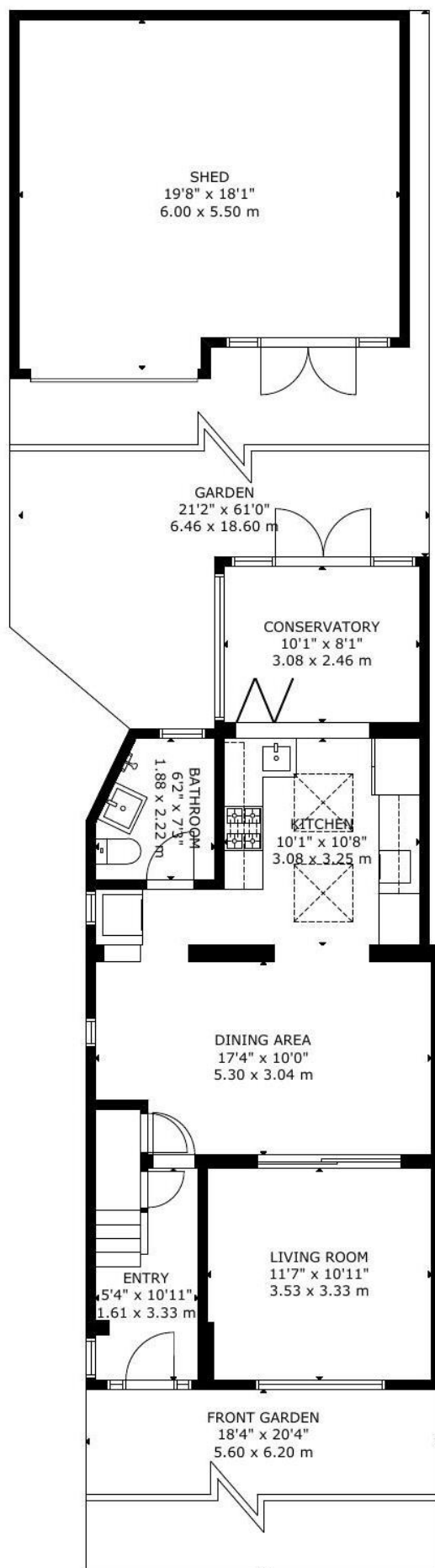
Very large size 19'8 x 18'1 Detached brick construction under a flat felt roof, Upvc double glazed double doors & Upvc double glazed windows, glass block borrowed lights, roller shutter door, power & light, accessed via a shared driveway & private driveway to rear garden. It is our opinion that this would make an ideal conversion to a nowadays popular garden room. Suitable for a number of uses such as studio, workshop, entertainment room, gymnasium or home office. Alternatively left as is for a garage/workshop for mechanic or car enthusiast.

PARKING

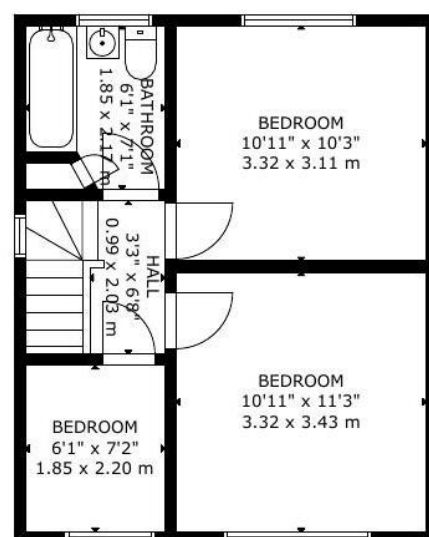
Block paved to front, providing off street parking for two cars plus additional parking to rear garden for several cars to include a detached garage.

COUNTRYSIDE

Located off Kingshill Avenue are the Grosvenor Playing providing access to the Yeading Brook Meadows & Nature Reserve forming part of the Hillingdon Trail. These are areas 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, Gutteridge Wood joins to the North and the trail continues through Bellmore open space as you cross over Kingshill Avenue.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

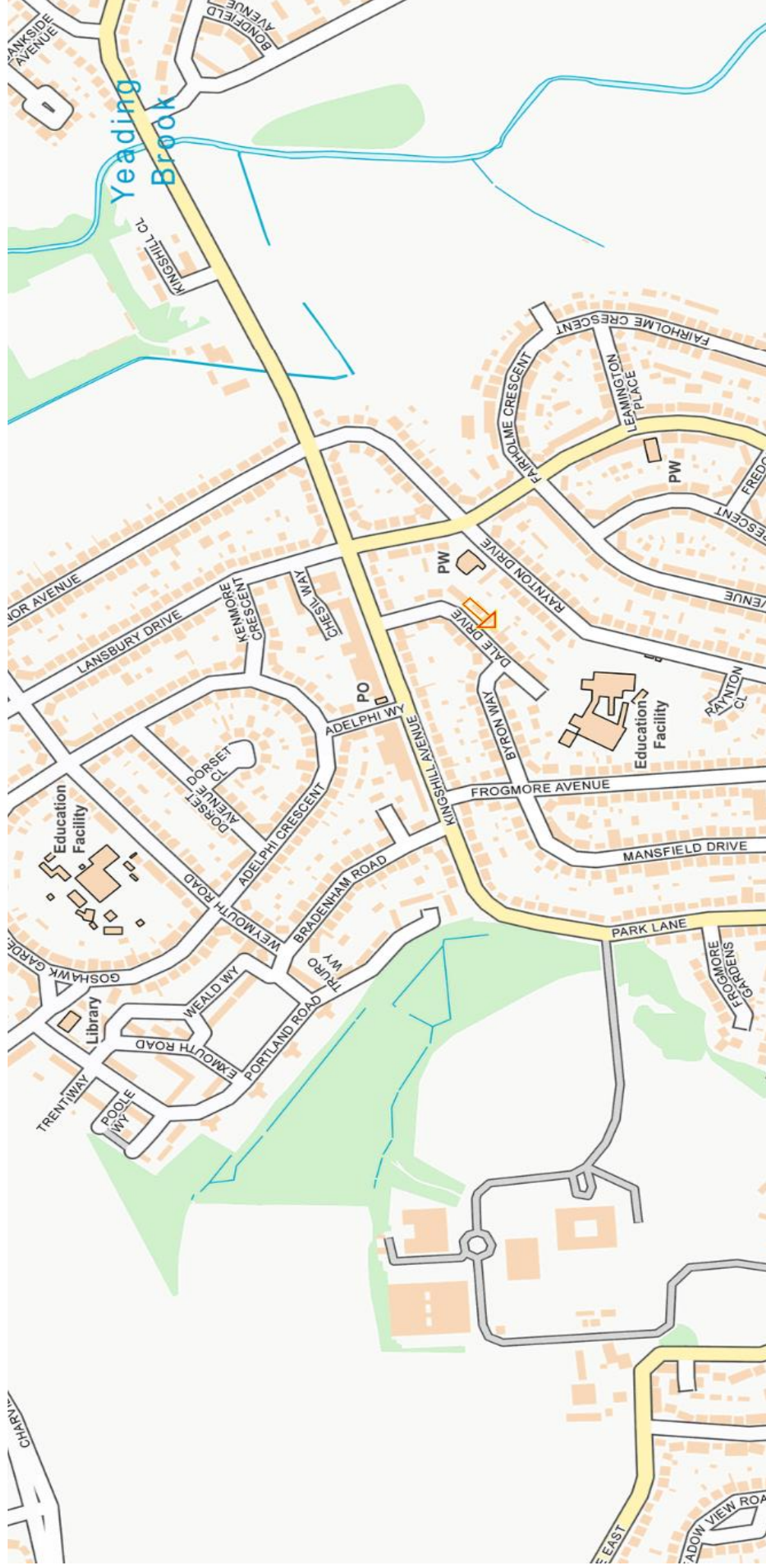
TOTAL: 97 m²/1,037 sq ft

GROUND FLOOR: 61 m²/654 sq ft, FIRST FLOOR: 36 m²/383 sq ft

EXCLUDED AREAS: SHED: 31 m²/338 sq ft, FRONT GARDEN: 35 m²/373 sq ft, GARDEN: 95 m²/1,025 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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