

ALLDAY
& MILLER



Blacklands Drive, Hayes, UB4 8EX
£540,000

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£540,000

- Three Bedrooms
- Semi-Detached House
- Potential To Extend Further (STPP)
- Highly Regarded Location
- Good Schools Nearby
- Two Bathrooms
- Freehold
- Chain Free Sale
- Great Transport Links
- Driveway + Garage

Description

Allday & Miller present this three-bedroom, two-bathroom family home, benefiting from an existing rear extension and offering further potential to extend (STPP). The property is being sold chain free.

This well-presented home offers generous ground-floor accommodation, comprising a welcoming reception room, separate living room and dining room, providing versatile space for modern family living, alongside a fitted kitchen and convenient ground-floor bathroom.

The first floor offers three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front driveway providing off-street parking, a rear garden and a garage, offering excellent outdoor space and additional storage.

Situation

Blacklands Drive is located in a peaceful cul-de-sac and benefits from easy access to a wide range of local amenities. The nearby Uxbridge Road offers a variety of shops, cafés, restaurants and takeaways, while a short drive away, the town of Uxbridge provides further extensive shopping and leisure options. The area is well served by schools, with Hewens Primary School nearby and Hewens College for secondary education. Commuters will appreciate the excellent transport links, including Hayes & Harlington Station on the Elizabeth line, providing fast and convenient access to central London. Parks and recreational facilities are also close by, making this a practical and family-friendly location.



Blacklands Drive, Hayes, UB4
Approximate Area = 961 sq ft / 89.3 sq m
Garage = 129 sq ft / 12.0 sq m
Total = 1090 sq ft / 101.3 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map of the Hayes End area. A green location pin is placed on Hayes End Dr. To the north is Hewens College, marked with a school icon. To the south is Hayes End Community Park (Recreation...). Major roads include Star Rd, Mellow Ln E, Uxbridge Rd, and the A4020. Other roads shown are Heath Rd, New Rd, Green Ln, and Kingsway. The map is credited to Google and shows data from 2026.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>		Current Potential 79 66	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		Current Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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