



Langdale Drive UB4 8SU

An opportunity to own a truly delightful family home, this spacious 3/4 bedroom extended semi detached house is situated in a much sought after residential area of North Hayes near to a choice of schools including Hayes Park, Charville & Swakeleys. The property has an enclosed porch, entrance hall, lounge with separate dining room area, downstairs toilet, extended kitchen with utility & family room area, 3 double bedrooms and a modern shower room, a built-in staircase giving access to a boarded loft with skylight windows (divided into 2 rooms). Outside has a paved rear and side garden, a detached garage with it's own drive for 2 cars and a pretty lawned front garden.

Early viewing recommended!

Accommodation

Extended Family Semi-Detached House

3 Double Bedrooms

Loft 'Bonus' Room + Staircase

Downstairs Toilet

Lounge + Dining Room

Additional Family Room & Utility Area

Modern Shower Room

Paved rear & Side Gardens

Ground Floor

Enclosed Porch -

Entrance Hall - Double radiator, double glazed window to side aspect, fitted carpets, understairs cupboard & carpeted stairs to first floor.

Lounge - 15' 1" x 11' 1" (4.6m x 3.4m) Ornamental fireplace with coal affect gas fire inset & central heating back boiler, double glazed windows to front aspect, fitted carpets.

Alternative View -

Dining Room - 10' 3" x 9' 2" (3.14m x 2.8m) Radiator, fitted carpets.

Reverse View -

Family Room Area - Double radiator, double glazed windows to rear aspect, double glazed door garden.

Alternative View -

Downstairs Toilet - Low level wc, hand wash basin, double glazed window to rear aspect.

Extended Kitchen/Utility Room - 18' 4" x 7' 2" (5.6m x 2.2m)

Range of fitted wall, base & drawer units, sink unit with mixer tap & tiled surround, fitted double oven + double grill, separate gas hob & stainless steel extractor hood, space for dishwasher, washing machine & tumble dryer, vinyl flooring, 2 double glazed windows to aide aspect.

Utility Area -

1st Floor/Landing - Double glazed window to side aspect, fitted carpets, staircase to loft 'bonus' room.

Bedroom 1 - 13' 5" x 11' 5" (4.1m x 3.5m) Double glazed windows to rear aspect, radiator, fitted wardrobes and cupboards to 1 wall, fitted carpets.

Bedroom 2 - 11' 5" x 9' 6" (3.5m x 2.9m) Double glazed windows to front aspect, radiator, fitted carpets.

Bedroom 3 - 8' 2" x 7' 10" (2.5m x 2.4m) Double glazed windows to front aspect, radiator, fitted carpets.



Shower Room - Double width walk-in tiled shower, hand wash basin, double glazed windows to rear aspect, heated towel rail, tiled walls.

Separate Toilet - Low level wc, double glazed window to side aspect, tiled walls.

Loft 'Bonus' Room (via staircase) - 16' 6" x 12' 3" (5.05m x 3.75m) Currently divided into 2 rooms, double glazed window to side aspect + 2 skylight windows and eaves storage, fitted carpet.

Outside - Paved rear and side garden, water tap, 3 garden sheds + a greenhouse and side access gate.

Reverse View -

Detached Garage - Brick built with power & light (potential space for a side extension stpp).
Own driveway parks 2 cars.

Front Garden - Pretty lawned area with shrubs & flowers.





Approximate Gross Internal Floor Area : 132.93 sq m / 1430.84 sq ft
 Garden Measurement - (9.34m x 6.20m = 30'7" x 20'4")

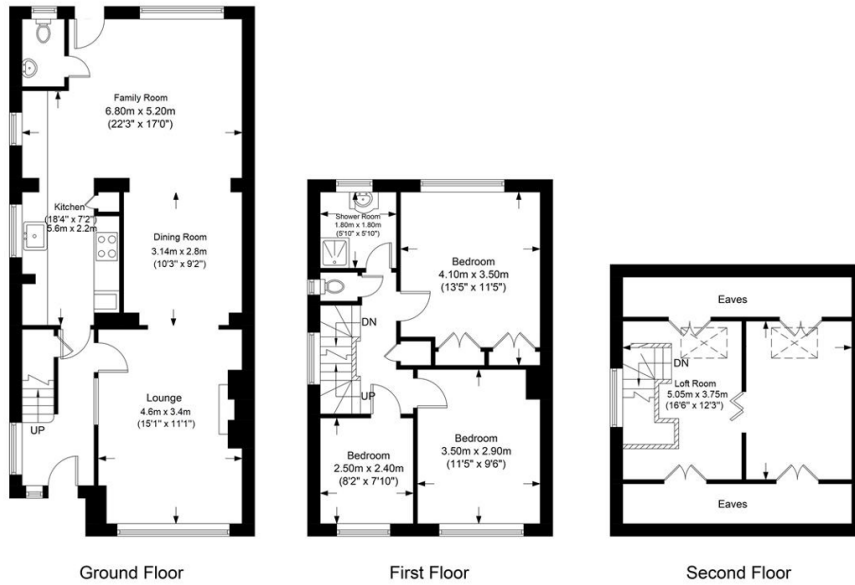


Illustration purposes only. All measurements are approximate.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		