



**Lansbury Drive, Hayes, UB4 8RT**  
**Guide Price £495,000**

**DBK**  
ESTATE AGENTS



## Lansbury Drive, Hayes, UB4 8RT

### Guide Price £495,000

With No Onward Chain this beautifully presented end-of-terrace home has been thoughtfully extended and features an exceptional interior throughout offering a perfect blend of style, comfort and modern convenience.

The property comprises two well-appointed bedrooms, a chic through lounge and an extended kitchen which is the highlight of the home, designed with both functionality and aesthetics in mind. The family bathroom suite is elegantly finished, offering a serene retreat.

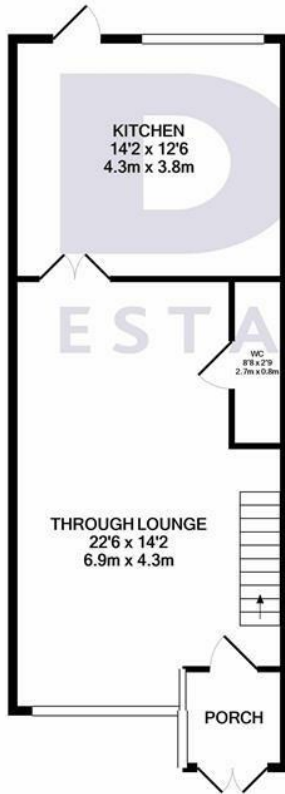
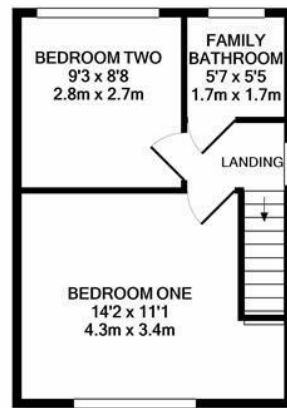
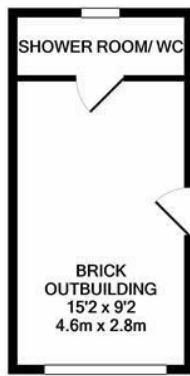
Outside, the rear garden provides a peaceful outdoor space, complete with side gated access for added convenience. A brick outbuilding, equipped with a shower offers additional versatile space for a home office or gym. The property also benefits from a front driveway, providing.

Sited just off Uxbridge Road offering an array of local amenities and transport links to neighbouring towns as well as Hayes & Harlington Station being located within just under two miles and the A40/ M40 connecting motorists to The City and other towns. The property also lies with the catchment for local reputable schools.

## Key Features

- No Onward Chain + Exceptional Interior Throughout
  - Extended End of Terrace
    - Two Bedrooms
    - Chic Through Lounge
    - Extended Kitchen
    - Family Bathroom Suite
  - Brick Outbuilding with Shower
  - Rear Garden with Side Gated Access
  - Front Driveway for Off Street Parking
    - CCTV, Alarm + Air Conditioning





GROUND FLOOR  
APPROX. FLOOR  
AREA 680 SQ.FT.  
(63.2 SQ.M.)

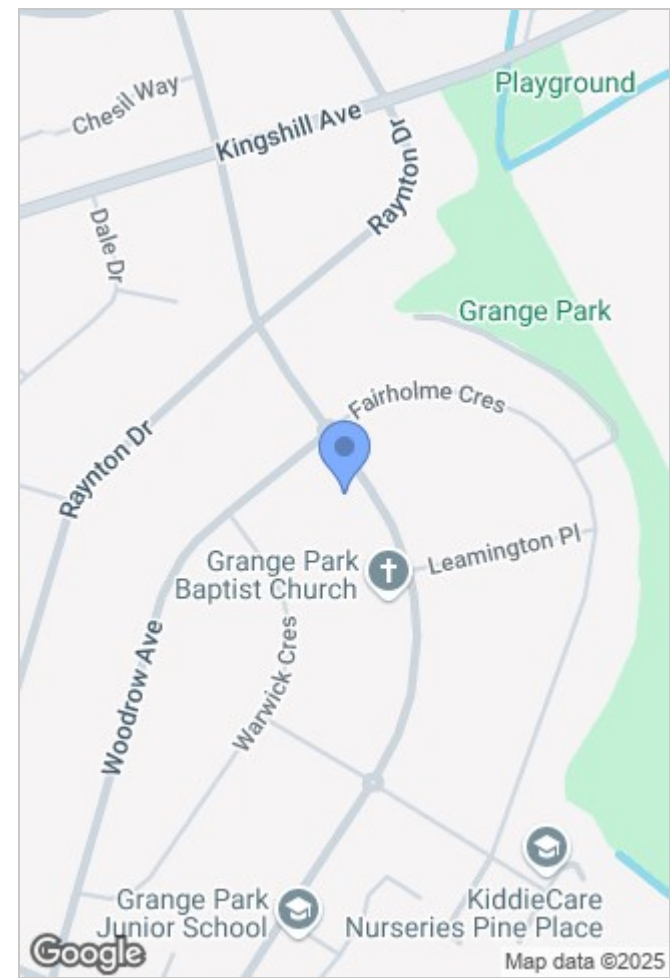
1ST FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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