

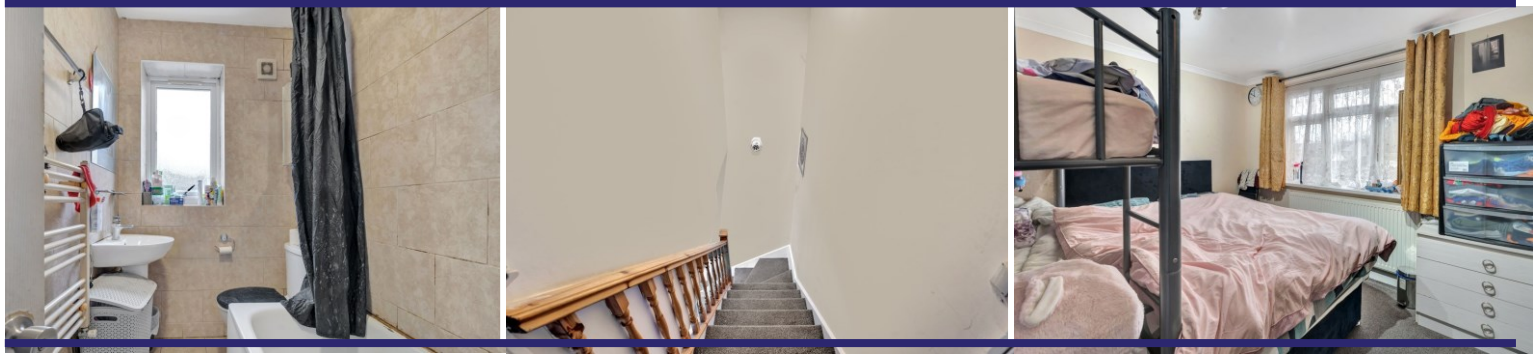
Lansbury Drive | Hayes | UB4 8RL

£460,000

Excellent 2-Bedroom Home with Driveway and Huge Potential

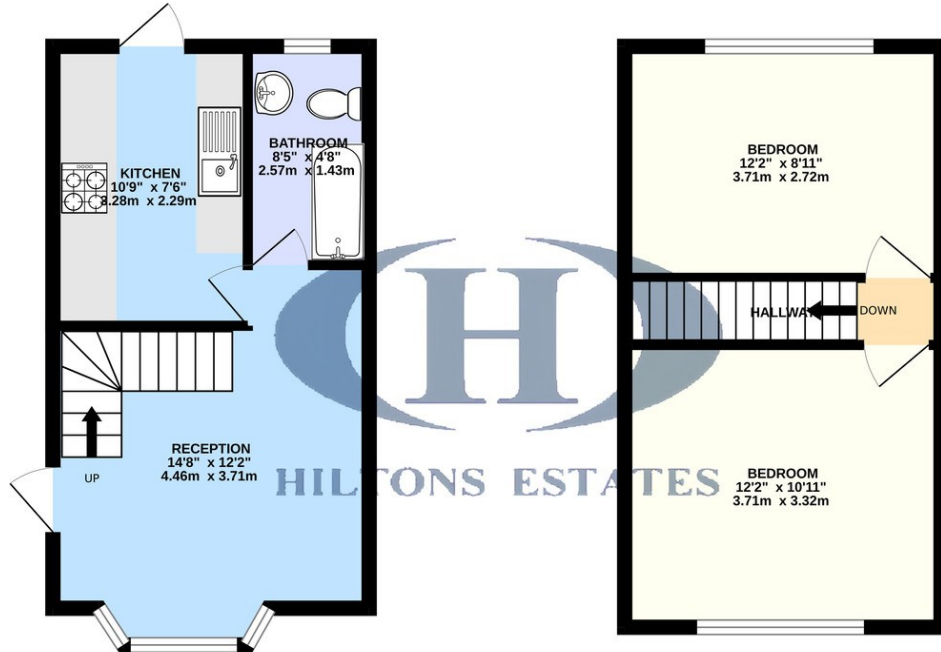
Situated in the sought-after area of Hayes UB4, this spacious 2-bedroom property offers incredible value and potential for first-time buyers, commuters, and investors. The ground floor features a large reception room, a fully fitted kitchen, and a bathroom. Upstairs, you'll find two generous double bedrooms, perfect for creating your ideal living space. The property also boasts a driveway with space for two cars. In need of some updating, this home offers a brilliant opportunity to extend and develop (STPP) and maximize its full potential. Ideally located with easy access to Uxbridge Road, the M40, Heathrow, and Central London, it's also just a short distance from Hayes Station (Crossrail) and nearby retail parks.

An unmissable opportunity in a prime location – act fast!



GROUND FLOOR
272 sq.ft. (25.2 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2024

Contact Details

243 The Broadway

Southall

Middlesex

UB1 1NF

www.hiltons-estates.com

Rajneev@hiltons-estates.com

02085741999

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements