



## Lansbury Drive, Hayes, Middlesex, UB4 8SA

DO NOT MISS THIS!

AN EXCEPTIONAL 3 BEDROOM EXTENDED 'NASH', BUILT SEMI DETACHED HOUSE. This property is beautifully presented and benefits from a modern, re-fitted and spacious kitchen/breakfast room extension, modern ground floor 'wet room'/shower & toilet, lounge/dining room, 3 good sized bedrooms, loft space suitable for conversion stpp and a modern re-fitted bathroom. The rear garden is approx 50' with a well tended lawn. Forecourt parking provides off street parking to the front for 2 cars and a detached garage is approached via a shared drive to a gated and own drive-in (note-garage requires a new roof). Located in a much sought after area of North Hayes near to Hayes Park Primary School, Kingshill Shopping Parade and transport links for Northolt station, Ealing, A40- London, Uxbridge, Southall, Heathrow & Hayes Town (Hayes & Harlington underground Elizabeth line station).

NO UPPER CHAIN!

Viewing Highly Recommended!

**Asking Price £559,950**

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389 Lansbury Drive, Hayes, Middlesex UB4 8SA

Entrance Hall



Lounge



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389 Lansbury Drive, Hayes, Middlesex UB4 8SA

Dining Room



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Kitchen/Breakfast Room



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Downstairs 'Wet Room' / Shower Room



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**Bedroom**





389 Lansbury Drive, Hayes, Middlesex UB4 8SA



Bedroom



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Bedroom



389 Lansbury Drive, Hayes, Middlesex UB4 8SA

Bathroom



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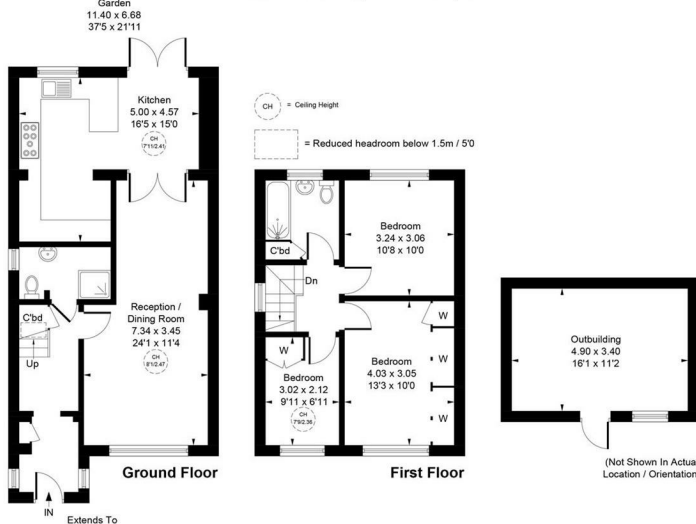
Outside



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Floor Plan

Approximate Gross Internal Area = 94.07 sq m / 1013 sq ft  
 Outbuilding = 16.83 sq m / 181 sq ft  
 Total = 110.90 sq m / 1194 sq ft



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 purchase.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>85</p>

**England & Wales**

EU Directive  
2002/91/EC



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