



Lansbury Drive, Hayes, Middlesex, UB4 8SP

A very well presented 3 bedroom extended family semi with a large garden and garage. The property is modernised throughout with the living space providing an entrance hall, lounge plus a dining room extension to the rear and a modern fitted kitchen, upstairs has 3 good sized bedrooms and a modern, spacious bathroom with an additional walk-in shower. Outside has an 80' approx rear garden with a paved patio and well tended lawn. A shared drive leads to a gated own drive with a detached garage set back in the rear garden. Situated in a sought after area of North Hayes close to favoured schools and Kingshill shopping parade with transport links for Northolt station, Ealing, Uxbridge, A40 London, Heathrow and Hayes Town Elizabeth line underground station).

Asking Price £550,000

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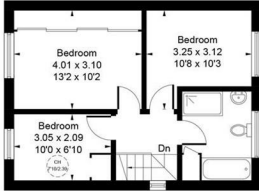


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Approximate Gross Internal Area = 88.06 sq m / 948 sq ft
 Garage = 23.57 sq m / 254 sq ft
 Total = 111.63 sq m / 1202 sq ft



First Floor

CH = Ceiling Height



Ground Floor

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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>67</p>	<p>84</p>

England & Wales

EU Directive
2002/91/EC



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