



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

SO MUCH POTENTIAL FOR THIS MAGNIFICENT 5 BEDROOM SEMI DETACHED 'NASH' BUILT FAMILY HOME!  
THIS STUNNING PROPERTY BENEFITS FROM A DOUBLE STOREY SIDE AND SINGLE STOREY REAR EXTENSION WITH POTENTIAL TO CREATE FURTHER LIVING SPACE INTO A GENEROUS LOFT, INTEGRAL GARAGE AND ADDITIONAL SIDE GARDEN STPP.

The current owners have been in residence for over 58 years and have carefully maintained the property to a very high standard. The accommodation currently provides a comfortable and spacious lounge with a feature 'York Stone' fireplace and an Oak style full width kitchen/diner extension with a separate utility room.

Upstairs has 5 bedrooms (4 doubles) and a modern bathroom. Outside has a pretty rear garden with a well maintained lawn, flower beds and shrubs. A gated own drive leads to an INTEGRAL GARAGE which could be converted into additional living space stpp.

This wonderful house is located within a much sought after residential area of North Hayes close to Kingshill shopping parade and near to the favored Hayes Park Primary School.

**YOUR EARLIEST VIEWING IS STRONGLY RECOMMENDED!**

**Asking Price £749,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)



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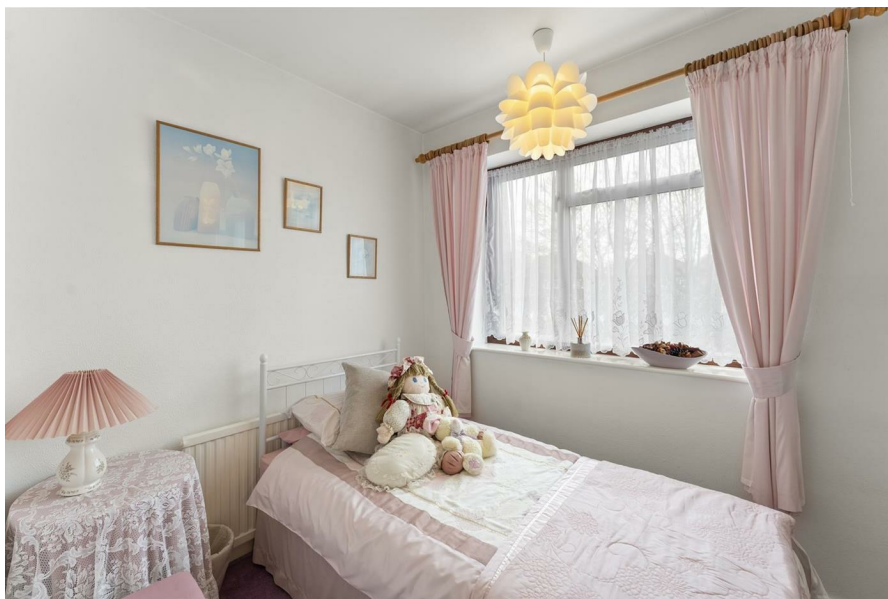
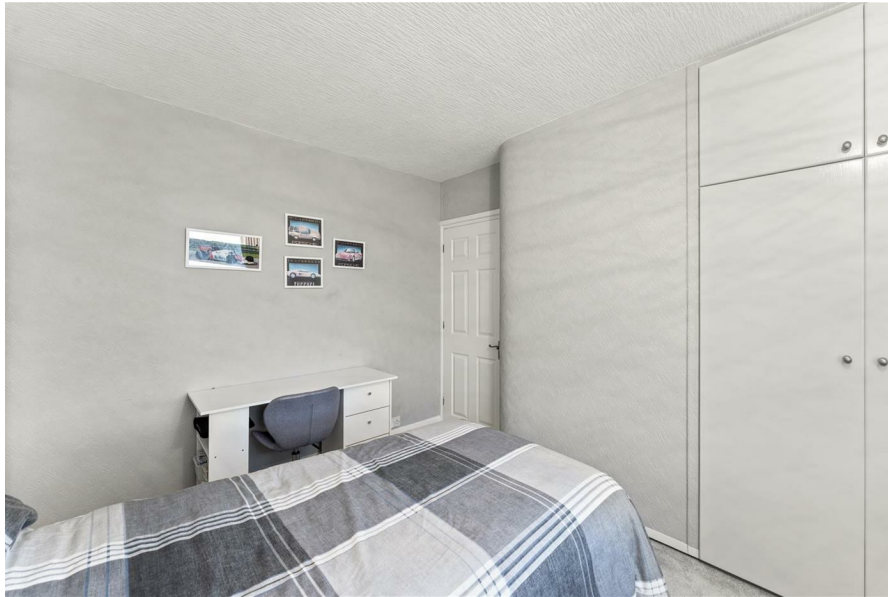


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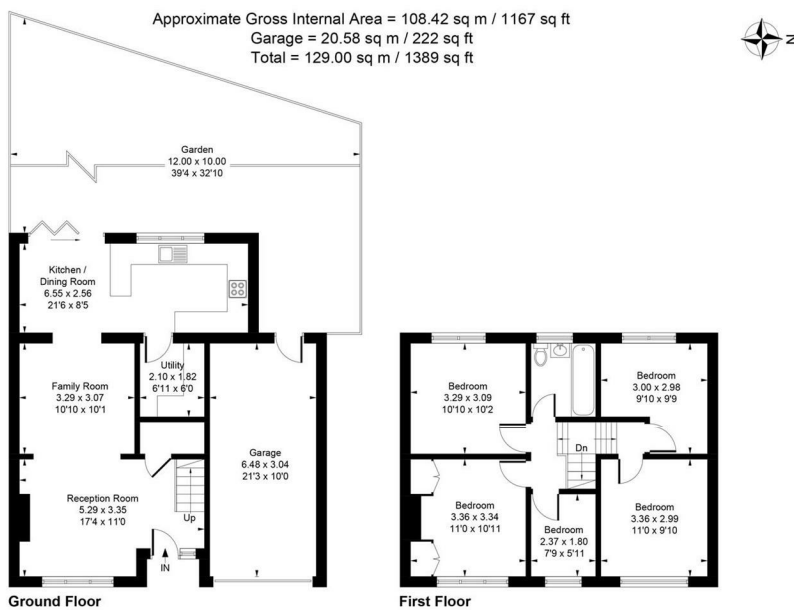


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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>63</p>	<p>80</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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