

# Lansbury Drive

North Hayes • Middlesex • UB4 8SW

Guide Price: £589,950



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# Lansbury Drive

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A three bedroom extended semi detached house situated on Lansbury Drive, a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road and Kingshill Avenue with their variety of shops and bus/road links, a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive. The ground floor comprises entrance hall with doors leading to the 13ft living room, 17ft kitchen/dining room and 11ft sun room. To the first floor is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes 10ft third bedroom and family bathroom. Outside there is off street parking, private rear garden, 8ft store and 8ft office.

Three bedroom house

Semi detached

'Nash' build

Extended

13ft living room

17ft kitchen/dining room

13ft main bedroom

8ft store & 8ft office

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

An extended three bedroom semi-detached, A-type "Nash" house situated in North Hayes that has been beautifully maintained by the current owners. The ground floor comprises entrance hall with doors leading to the 13ft living room, 17ft kitchen/dining room and 11ft sun room. To the first floor is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes 10ft third bedroom and family bathroom.

### Location

Lansbury Drive is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive.

### Outside

The front of the property has been paved throughout creating off street parking. Whilst the private rear garden is mainly laid to lawn with a patio area across the rear of the house which leads to the 8ft store and 8ft office.





### Schools:

Hayes Park Primary School 0.1 miles  
Grange Park Primary School 0.2 miles  
Barnhill Community High School 0.5 miles



### Train:

Hayes & Harlington 1.9 miles  
South Ruislip 2.0 miles  
Ruislip Gardens 2.1 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



Lansbury Drive, Hayes  
Approximate Gross Internal Area  
Main House = 90 Sq M/969 Sq Ft  
Outbuilding = 12 Sq M/129 Sq Ft  
Total = 102 Sq M/1098 Sq Ft

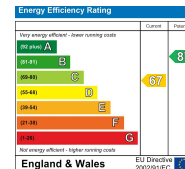


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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