

Lansbury Drive

North Hayes • Middlesex • UB4 8SW

Guide Price: £625,000



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A three bedroom 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 lounge, 10ft dining room, 12ft kitchen with 7ft utility 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, garage and 19ft outbuilding/bar.

Three bedroom house

Semi detached

'Nash' built

Extended

13ft lounge

12ft kitchen & utility room

13ft main bedroom

19ft outbuilding/bar

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 lounge, 10ft dining room, 12ft kitchen with 7ft utility 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. The private rear garden is mainly laid to lawn with a patio area across the rear of the house leading to the garage. To the foot of the garden is the 19ft outbuilding which is currently being used as a bar.





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



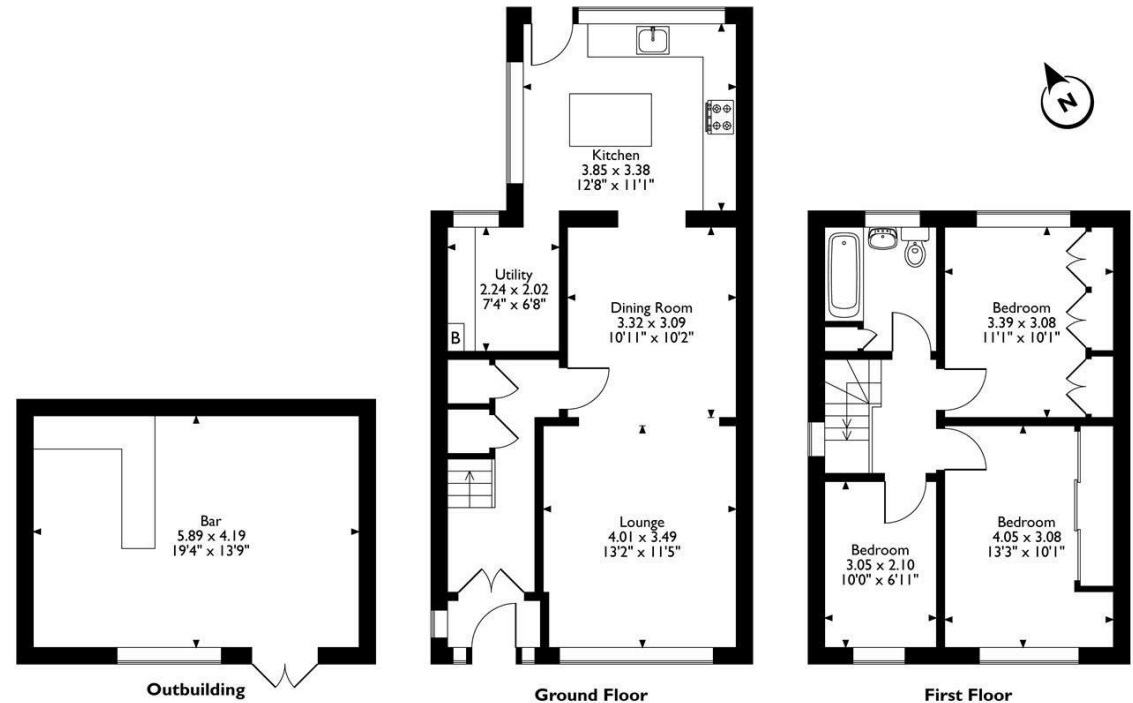
Council Tax Band:

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(Distances are straight line measurements from centre of postcode)



Lansbury Drive, Hayes
Approximate Gross Internal Area
Main House = 94 Sq M/1012 Sq Ft
Outbuilding = 25 Sq M/269 Sq Ft
Total = 119 Sq M/1281 Sq Ft

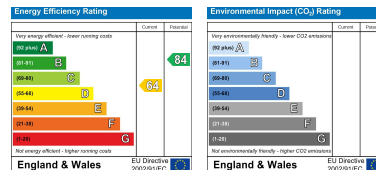


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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