



133 Lansbury Drive, Hayes

Hayes

In Excess of **£400,000**




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133 Lansbury Drive

Hayes

Two bed terraced house in North Hayes near Grange Park School, through lounge, separate kitchen, large garden, off street parking, close to local amenities, bus services and the Uxbridge Road.

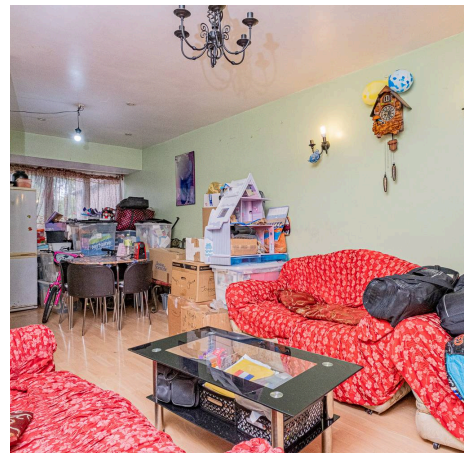
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Popular North Hayes location ideal for Grange Park School
- Two bed terraced house
- Through lounge dining room
- Separate kitchen
- Two double bedrooms & first floor bathroom
- Double glazed
- Central heating
- Off street parking
- Conveniently located for local amenities & bus services





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ENTRANCE

Upvc stained glass double glazed entrance door to:-

ENTRANCE LOBBY

Carpeted flooring & staircase to first floor landing, door to:-

THROUGH LOUNGE DINING ROOM

Front & rear aspect Upvc double glazed bay windows, wood effect laminate flooring, radiator, door to:-

KITCHEN

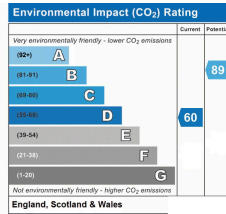
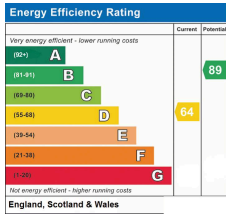
Fitted kitchen comprising:- Range of wall units with cornice & light rails, matching base units with laminated worktops over, stainless steel single bowl, single drainer sink with monobloc mixer taps, space for free standing oven with extractor over, concealed wall mounted combination boiler, coved ceiling, part tiled walls, wood effect laminate flooring, rear aspect Upvc double glazed window, Upvc double glazed door to lean-to leading to garden.

FIRST FLOOR LANDING

Access to loft, carpeted flooring, doors to:-

BEDROOM ONE

Front aspect Upvc double glazed window, range of wood effect wardrobes with drawer units & storage cupboards over, matching dressing table, bedside cabinets & display shelving, radiator, carpeted flooring.





BEDROOM TWO

Rear aspect Upvc double glazed window, carpeted flooring, radiator.

BATHROOM

White suite comprising:- Acrylic panelled bath with bath/shower mixer taps, flexible hose & detachable shower head, pedestal wash hand basin with monobloc mixer taps, close coupled wc with push button flush, fully tiled walls, radiator, Upvc clad ceiling, rear aspect Upvc double glazed [window](#).

GARDEN 81'4 X 15'8 good sized rear garden comprising:- Patio & paved pathway with flower & shrub borders, remainder laid to lawn, brick built outhouse with plumbing for washing machine, brickwork boundary walling.

OFF STREET

1 Parking Space

PARKING Hard standing off street parking to front for one car



Phillip Laurence Estate Agents

Phillip Laurence Estate Agents, 107 Lansbury Drive – UB4 8RP

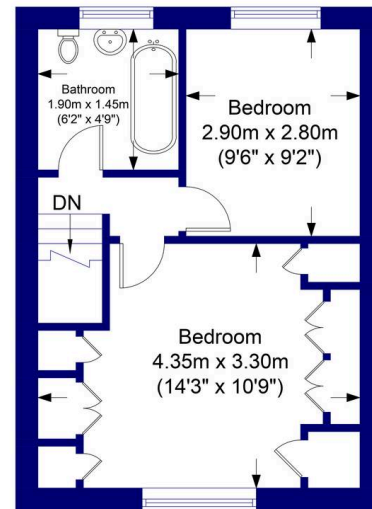
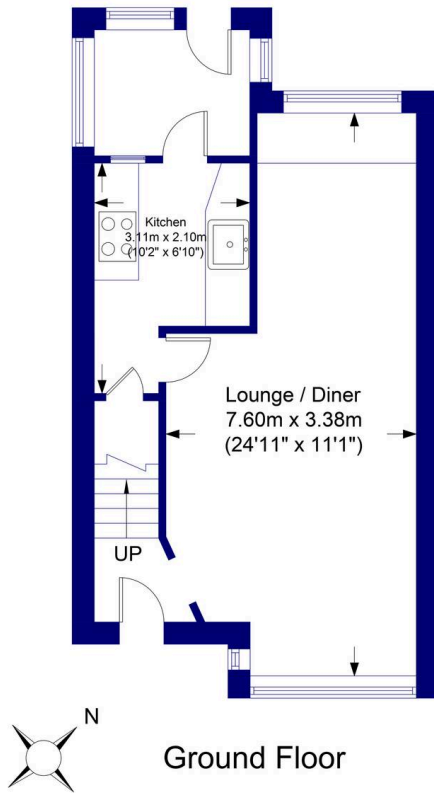
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Approximate Gross Internal Floor Area : 60.84 sq m / 654.87 sq ft
Garden Measurement - (24.80m x 4.80m = 81'4" x 15'8")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
This plan is for illustrative purposes only and should only be used as such by any prospective purchaser