

Lansbury Drive

North Hayes • Middlesex • UB4 8RU
Guide Price: £650,000



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A four/five bedroom 'Nash' home, situated on Lansbury Drive, a sought after residential road in North Hayes offering easy access to a number of local amenities on Kingshill Avenue and the Uxbridge Road 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 hallway with doors leading to the 13ft living room, 11ft dining room, 16ft kitchen/breakfast room with separate utility, 13ft fifth bedroom/study and W/C. To the first floor is the 13ft main bedroom, 11ft second bedroom, 13ft third bedroom, 9ft fourth bedroom and two separate family bathrooms. Outside there is off street parking and private rear garden.

Four/five bedroom house

Semi detached

North Hayes

Extended

Potential to extend (S.T.P)

13ft living room

16ft kitchen/breakfast room

13ft main bedroom

Off street parking

Private rear garden

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 four/five bedroom semi-detached, A-type "Nash" house situated in North Hayes that has been beautifully maintained by the current owners, whilst still offering further potential to extend subject to the usual planning consents. The ground floor comprises hallway with doors leading to the 13ft living room, 11ft dining room, 16ft kitchen/breakfast room with separate utility, 13ft fifth bedroom/study and W/C. To the first floor is the 13ft main bedroom, 11ft second bedroom, 13ft third bedroom, 9ft fourth bedroom and two separate family bathrooms.

Outside

The front of the property offers off street parking for several vehicles, whilst the private rear garden is mainly laid to lawn with a decking area across the rear of the house.

Location

Lansbury Drive is a sought after residential road in North Hayes offering easy access to a number of local amenities on Kingshill Avenue and the Uxbridge Road with their 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.



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

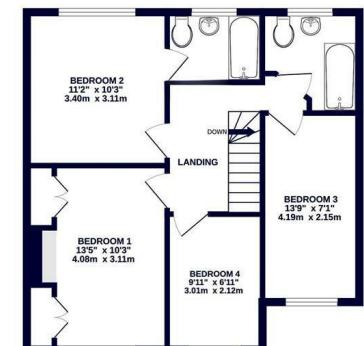
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
123 sq ft (11.4 sq m) approx.

GROUND FLOOR
626 sq ft (57.2 sq m) approx.

1ST FLOOR
565 sq ft (52.0 sq m) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans, 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	Very energy efficient - higher running costs		
98-100 A	98-100 A	88	
96-99 B	96-99 B		68
90-95 C	90-95 C		
80-89 D	80-89 D		
70-79 E	70-79 E		
60-59 F	60-59 F		
50-49 G	50-49 G		

EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.