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Lansbury Drive, Hayes, UB4 8SA

CHARRISON DAVIS ARE DELIGHTED TO HAVE BEEN CHOSEN AS THE VENDORS' SOLE AGENT FOR THIS STYLISH AND SPACIOUS 3/4 BEDROOM DETACHED FAMILY HOME, built circa 1980 and offering considerably more living space than initially meets the eye.

Presented in excellent condition throughout, this impressive home benefits from gas central heating with a new boiler installed in 2023, double glazing and versatile accommodation arranged over two floors plus a useful loft bonus room (currently used as a 4th double bedroom).

The ground floor features a welcoming long entrance hallway, modern fitted kitchen, double bedroom, utility room/downstairs toilet, lounge and a superb double-glazed conservatory with underfloor heating, overlooking the rear garden.

Upstairs are two further double bedrooms, including a master bedroom with en-suite shower room/toilet, together with a family bathroom. A built-in ladder from the landing provides access to a substantial loft room, currently used by the present owners as a fourth double bedroom, offering excellent flexibility for family, guests, home working or hobbies.

Externally, the property boasts an approximately 60ft rear garden together with a useful brick-built storage shed.

Ideally positioned in this highly regarded North Hayes location, the property is within easy reach of a choice of schools, the popular Kingshill Shopping Parade and excellent transport links.

Early internal viewing is highly recommended to fully appreciate the size and presentation of this exceptional family home has to offer.

Asking Price £609,950

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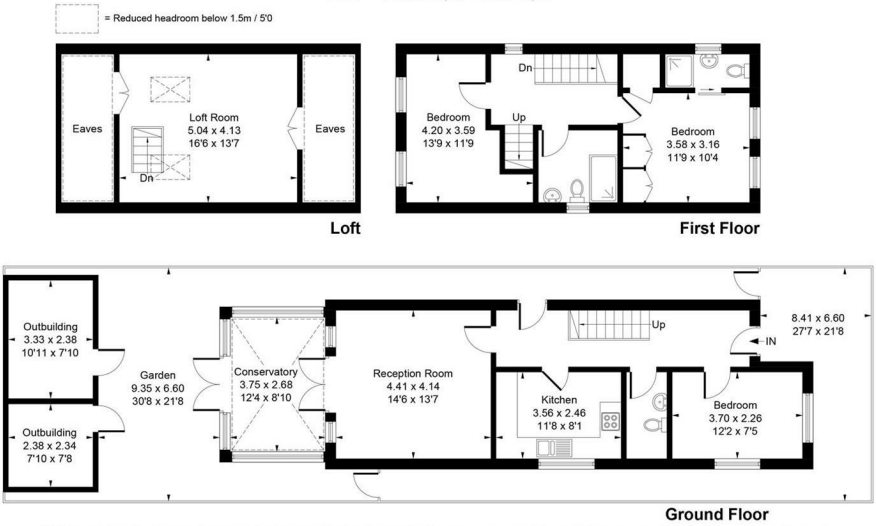
Approximate Gross Internal Area = 106.03 sq m / 1141 sq ft
Loft (Excluding Eaves) = 21.21 sq m / 229 sq ft
Outbuilding = 14.04 sq m / 151 sq ft
Total = 141.28 sq m / 1521 sq ft



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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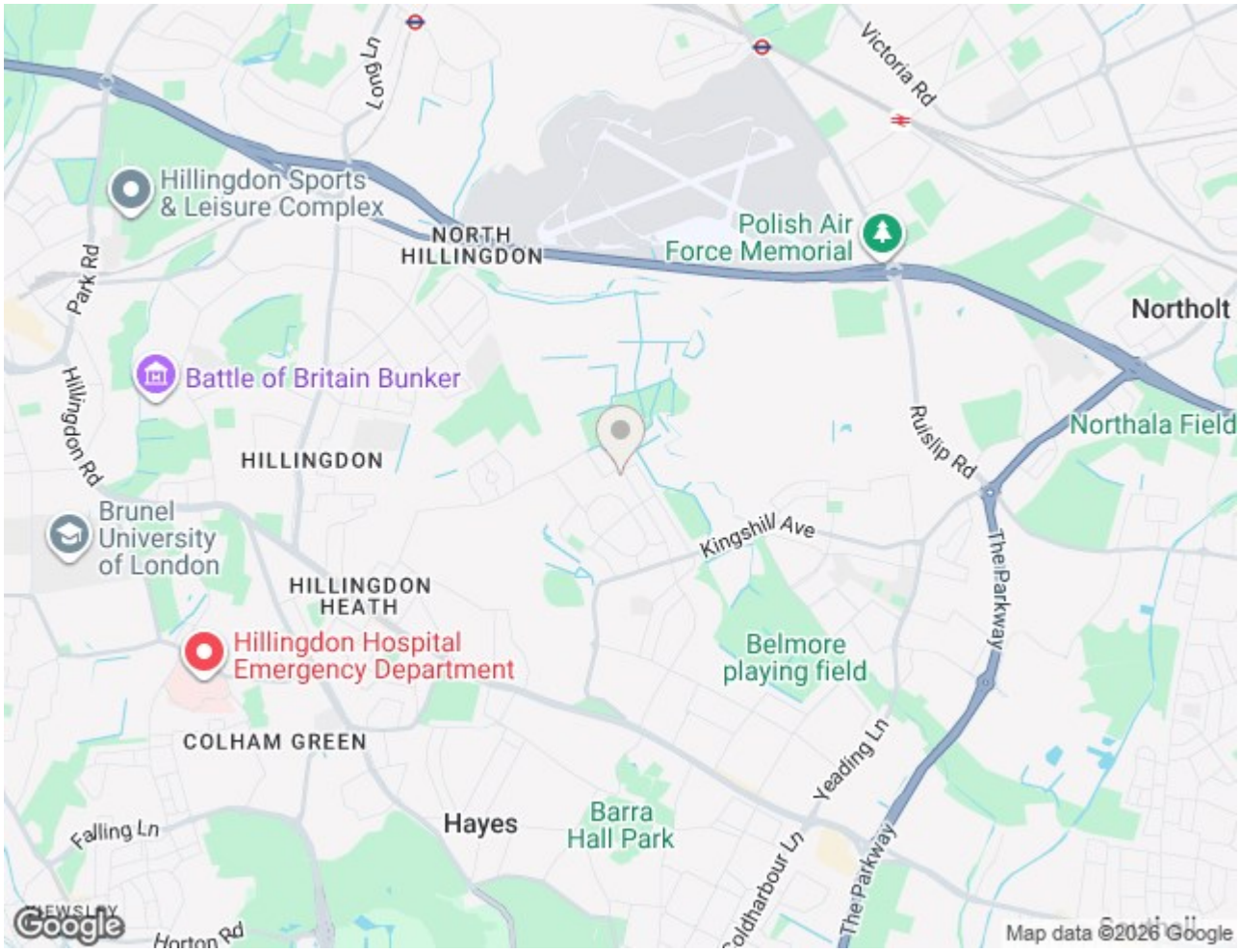
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