



## Lansbury Drive, Hayes, UB4 8RS

- Two/Three Bedrooms
- Good Condition
- Large Rear Garden with Outbuilding
- Popular Residential Street
- EPC Rating D / Council Tax Band C
- Extended
- Off Street Parking
- No Chain
- Perfect for First Time Buyers
- Viewings Highly Advised

**Asking Price £475,000**



# Lansbury Drive, Hayes, UB4 8RS

## DESCRIPTION

Situated on Lansbury Drive is this well presented and extended two/three bedroom terraced home which is being offered for sale with no onward chain. The property is perfect for first time buyers looking to get onto the property ladder or long term buy to let investors.

The property comprises reception room, kitchen/diner, ground floor bedroom/study, two first floor bedrooms and a modern bathroom suite. Outside, the property has off street parking and to the rear a generous garden with the additional benefit of a garage/workshop. Further benefits include gas central heating and double glazing throughout.

Lansbury Drive is situated off Uxbridge Road and is within close proximity to local schools such as Grange Park Junior School & Hayes Park School, transport links and amenities. The Uxbridge Road provides further access to the A312/A40 motorway links such as the M4/M25 corridors. Further amenities such as the Lombardy Retail Park, Uxbridge Town Centre and Southall Broadway are a short commute away. Viewings are highly recommended so register your interest now.

**DISCLAIMER** - These photos were taken before the tenancy commenced in 2022.

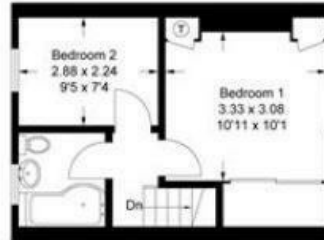




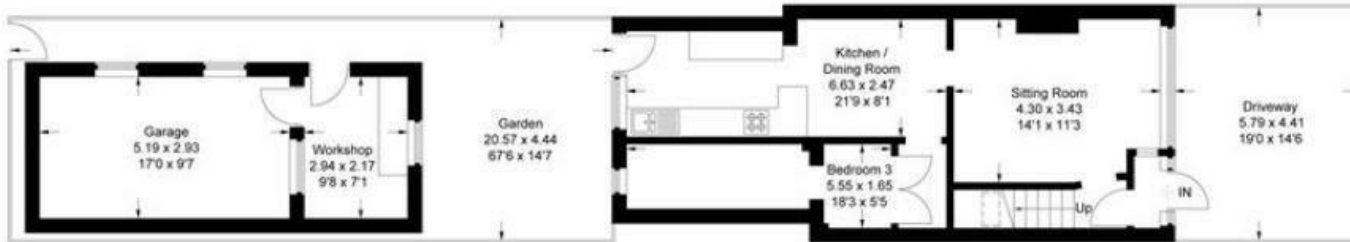
Approximate Gross Internal Area  
 Ground Floor = 46.0 sq m / 495 sq ft  
 First Floor = 27.8 sq m / 299 sq ft  
 Garage / Workshop = 22.7 sq m / 244 sq ft  
 Total = 96.5 sq m / 1,038 sq ft



= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### Viewings

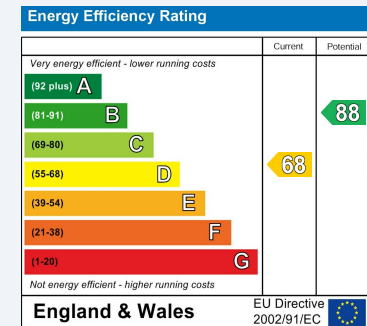
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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