

Lansbury Drive

Hayes • Middlesex • UB4 8RS

Guide Price: £450,000



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A well presented two bedroom mid terrace house situated on a popular residential road in Hayes, offering generously proportioned and spacious rooms throughout. Lansbury Drive is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road & 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 a 14ft living room, 21ft kitchen and 12ft office. To the first floor there is a 11ft main bedroom, 9ft second bedroom and family bathroom. Outside there is a paved driveway creating off street parking and a private rear garden which is mainly laid to lawn with a 17ft garage/workshop.

Two bedroom house

Mid terrace

Extended

14ft living room

21ft kitchen

11ft main bedroom

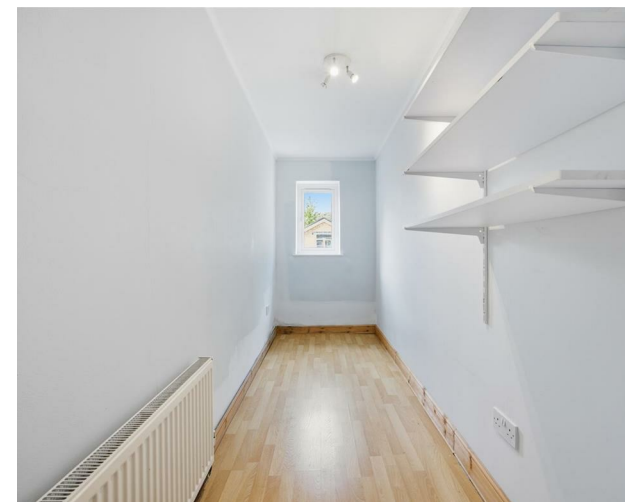
9ft second bedroom

17ft garage

Private rear garden

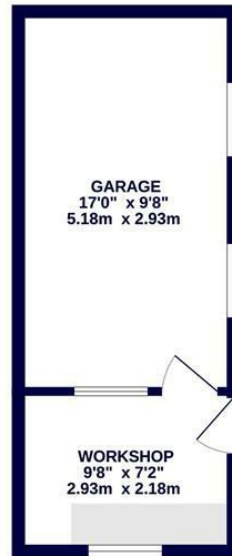
Off street parking

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.





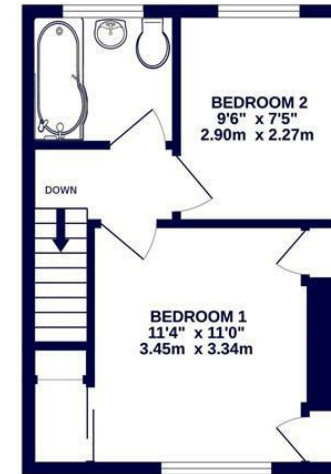
OUTBUILDING
233 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 sq.m.) approx.

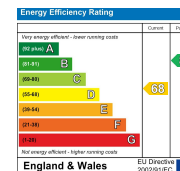
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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