

Lansbury Drive

Hayes • Middlesex • UB4 8SD

Guide Price: £485,000



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A three bedroom, terraced home situated on Lansbury Drive, offered to the market with generously proportioned 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 of the property comprises 13ft living room, 13ft dining room and 11ft kitchen. To the first floor, there is the 13ft main bedroom with fitted wardrobes, 13ft second bedroom with fitted wardrobes, 7ft third bedroom and family bathroom. Outside, there is off street parking and a landscaped, south-facing private rear garden mainly laid to lawn. To the rear of the garden, there is the 15ft garage.

Three bedroom house

Terraced

Sought after location

Potential to extend (S.T.P)

13ft living room

11ft kitchen

13ft main bedroom with fitted wardrobes

15ft garage

South-facing 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.

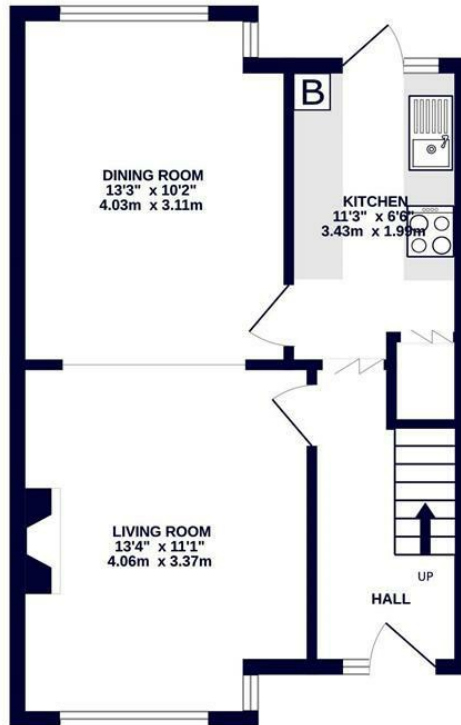




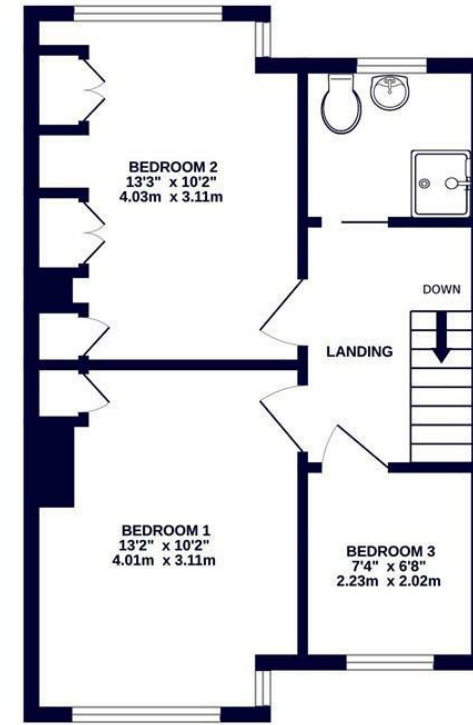
OUTBUILDING
147 sq.ft. (13.7 sq.m.) approx.



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



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TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	72	73
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC 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.