

# Lansbury Drive

North Hayes • Middlesex • UB4 8RU

Guide Price: £595,000



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An extended four/five bedroom semi detached house situated on Lansbury Drive, offering spacious and 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 comprises an entrance hall, 13ft kitchen, 13ft living room, 11ft dining room, 9ft fifth bedroom, 12ft fourth bedroom and downstairs shower room. To the first floor there is 13ft main bedroom, 11ft second bedroom, 9ft third bedroom and family bathroom. Outside there is a large paved driveway creating off street parking for multiple cars and to the rear there is a private rear garden which is mainly laid to lawn.

A four/five bedroom House

Semi detached

Extended

13ft kitchen

13ft living room

11ft dining room

27ft garden storage

Great transport links

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.

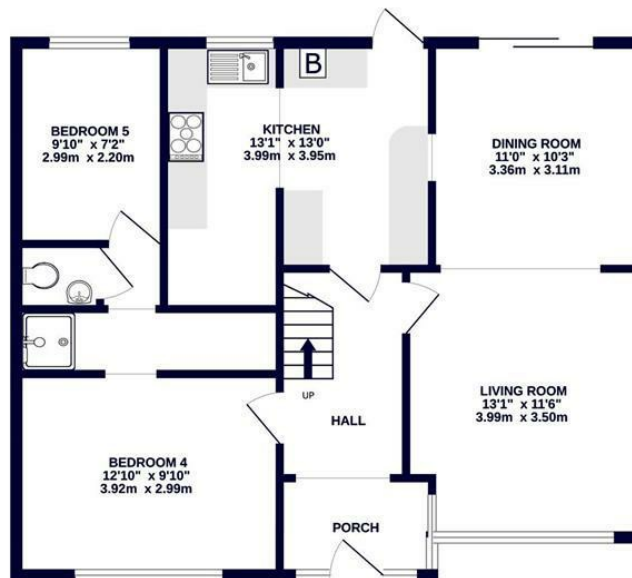




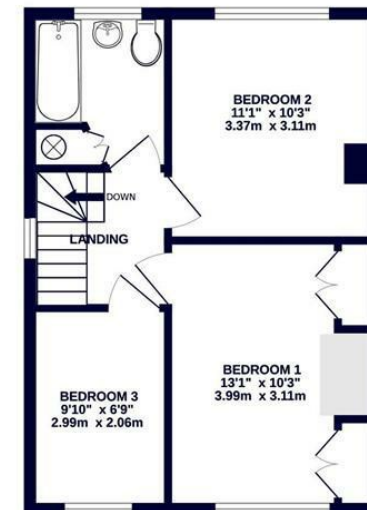
OUTBUILDING  
219 sq.ft. (20.3 sq.m.) approx.



GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



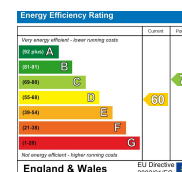
TOTAL FLOOR AREA : 1399 sq.ft. (129.9 sq.m.) approx.

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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109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ  
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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