

Lansbury Drive Hayes UB4 8RP



Offers In Excesss Of £400,000 Freehold

Popular North Hayes location ideal for Grange Park School, two bed centre terraced house, through lounge dining room separate kitchen, first floor bathroom/wc, double glazed windows, gas fired central heating, 81'4 good sized rear garden, off street parking, good location for local bus routes, just 525 yards from the Uxbridge Road.

LOCATION

With approximate distances. The property is located on Lansbury Drive 100 yards from its junction with Balmoral Drive & local shopping facilities. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is 525 yards away. Lombardy Retail Park with it's Sainsbury's Superstore, Cafes, Coffee Shops & selection of High Street brand shops is also just over a mile from the property. Local bus services provide access to the surrounding areas along with Hayes Town with its Hayes & Harlington mainline station. The highly awaited Elizabeth Line has quoted estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.3 miles from the property. For local Nursery, Infant & Junior schools' Grange Park is located just over the road from the property whilst, Hayes Park School is 700 yards away.

Property Reference 7808 Council Tax Band C £1753.00 Per annum Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeneey

ENTRANCE

Upvc stained glass double glazed entrance door to:-

ENTRANCE LOBBY

Carpeted flooring & staircase to first floor landing, door to:-

THROUGH LOUNGE DINING ROOM

Front & rear aspect Upvc double glazed bay windows, wood effect laminate flooring, radiator, door to:-



KITCHEN

Fitted kitchen comprising:- Range of wall units with cornice & light rails, matching base units with laminated worktops over, stainless steel single bowl, single drainer sink with monobloc mixer taps, space for free standing oven with extractor over, concealed wall mounted combination boiler, coved ceiling, part tiled walls, wood effect laminate flooring, rear aspect Upvc double glazed window, Upvc double glazed door to lean-to leading to garden.

FIRST FLOOR LANDING

Access to loft, carpeted flooring, doors to:-

BEDROOM ONE

Front aspect Upvc double glazed window, range of wood effect wardrobes with drawer units & storage cupboards over, matching dressing table, bedside cabinets & display shelving, radiator, carpeted flooring.



BEDROOM TWO

Rear aspect Upvc double glazed window, carpeted flooring, radiator.

BATHROOM

White suite comprising:- Acrylic panelled bath with bath/shower mixer taps, flexible hose & detachable shower head, pedestal wash hand basin with monobloc mixer taps, close coupled wc with push button flush, fully tiled walls, radiator, Upvc clad ceiling, rear aspect Upvc double glazed window.



GARDEN

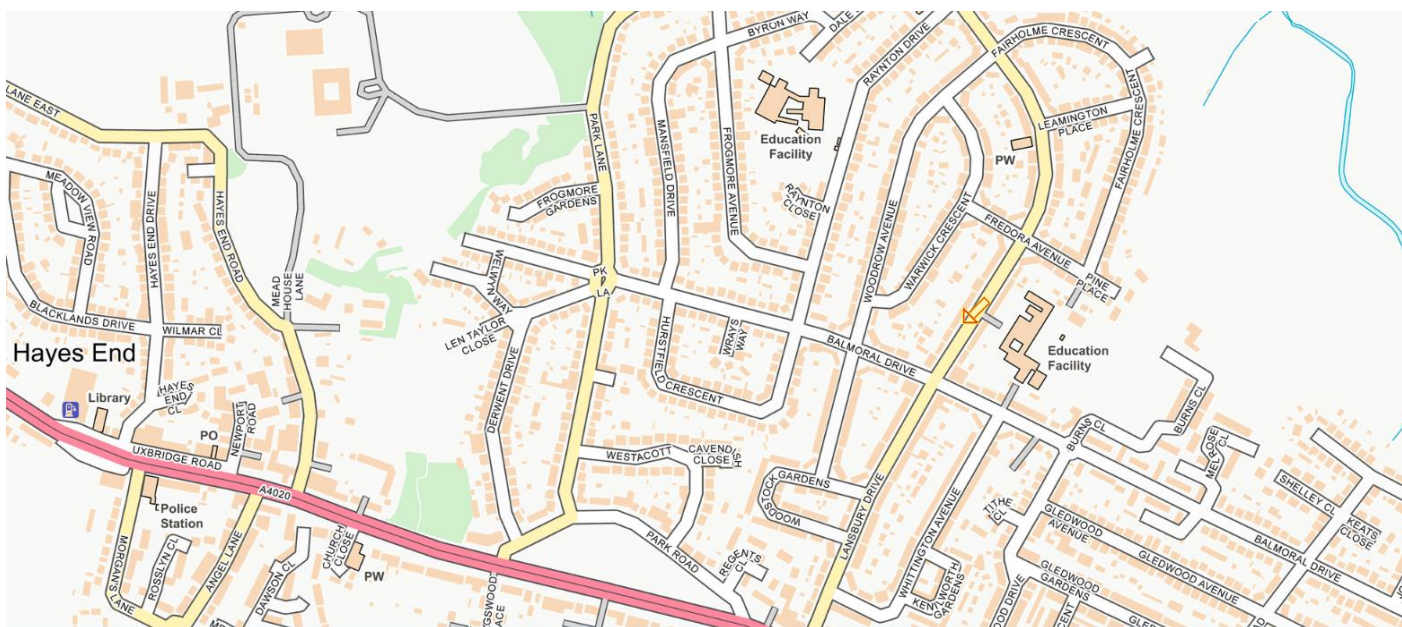
81'4 X 15'8 good sized rear garden comprising:- Patio & paved pathway with flower & shrub borders, remainder laid to lawn, brick built outhouse with plumbing for washing machine, brickwork boundary walling.



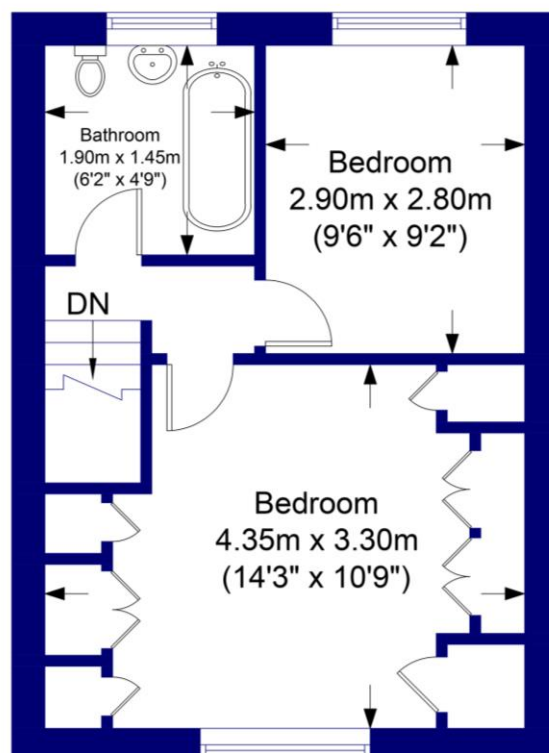
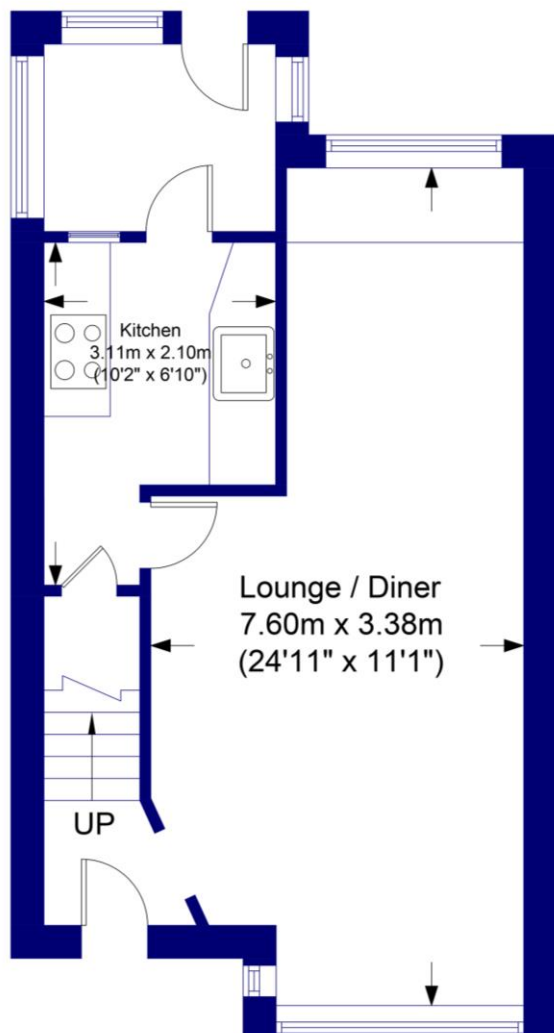
PARKING

Hard standing off street parking to front.

LOCATION



Approximate Gross Internal Floor Area : 60.84 sq m / 654.87 sq ft
Garden Measurement - (24.80m x 4.80m = 81'4" x 15'8")



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

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