

Lansbury Drive Hayes UB4 8SB



£549,950 FREEHOLD

Viewing highly recommended, presented in very good order throughout, three/four bed end of terrace, extended to rear, front reception/bedroom four, ground floor wet room/wc, through lounge dining room, separate fitted kitchen, conservatory, first floor family bathroom/wc, double glazed, central heating, off street parking, brick built double garage at rear, located just 150 yards from the Uxbridge Road, ground floor widened doorways for wheelchair access, for ideal purchase for those looking for a ground floor fourth bedroom & wet room/wc facilities for those who are elderly or infirm.

LOCATION

With approximate distances. Lansbury Drive is located off the Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses. Local bus services provide access to Uxbridge, Ealing & the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its recently opened Elizabeth Line quotes 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. Lombardy Retail Park with its Sainsbury's Superstore & selection of High Street Brand shops is just a mile from the property. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.2 miles away. Access to Grange Park Nursery, Infant & Junior Schools are within 350 yards of the property. The popular Beck Theatre & Barra Hall Park & Botanic Gardens are 400 yards away.

Property reference 7821 Council Tax Band D £1760.00 Per Annum Epc Rating TBA

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

ENTRANCE PORCH

Brick & aluminium double glazed construction under a pitched tiled roof, triple aspect double glazed windows, double glazed entrance door, tiled flooring, paneled ceiling, interior aluminium double glazed door to:-

ENTRANCE HALL

Front aspect aluminium double glazed window, carpeted staircase to first floor with storage cupboard under, hardwood newel posts, handrails & spindles, Oak laminate flooring, radiator, hardwood joinery, hardwood doors to front reception/bedroom four, through lounge dining room & wet room/wc.

THROUGH LOUNGE DINING ROOM

Oak laminate flooring, radiator, Upvc double patio doors to utility room, hardwood joinery, hardwood Georgian style single glazed, double doors to front reception room/bedroom four, hardwood Georgian style single glazed, double doors, to kitchen, aluminium double glazed door to conservatory.



KITCHEN

Oak fronted Shaker style kitchen comprising:- Matching wall, drawer & base units with laminated worktops, Inset stainless steel single bowl, single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine & dishwasher, space for slot in cooker, space for fridge freezer, concealed gas central heating boiler, extractor fan, fully tiled walls, tiled flooring, side & rear aspect aluminium double glazed windows & double glazed door to garden.



FRONT RECEPTION ROOM/BEDROOM FOUR

Front aspect double glazed bay window, corniced ceiling, Oak laminate flooring, radiator, hardwood Georgian style single glazed, double doors to through lounge dining room.



WET ROOM/WC

White suite comprising:- Wall mounted electric thermostatic shower control, flexible hose, adjustable rail & detachable handset, curved shower curtain rail, vanity wash hand basin with monobloc mixer taps & vanity drawer unit under, low level wc, fully tiled walls, Altro style slip resistant vinyl flooring, radiator, wall mounted fan heater, extractor fan, side aspect double glazed window.

CONSERVATORY

To rear of lounge dining room, brick & aluminium double glazed construction, under a pitched polycarbonate roof, rear aspect aluminium double glazed windows, aluminium double glazed door to garden.

FIRST FLOOR LANDING

Side aspect aluminium double glazed window, carpeted flooring, hardwood joinery, access to loft, hardwood doors to:-

BEDROOM ONE

Front aspect double glazed window, louvre door fronted built in wardrobes with storage cupboards over, tiled fireplace, wood effect laminate flooring, radiator.

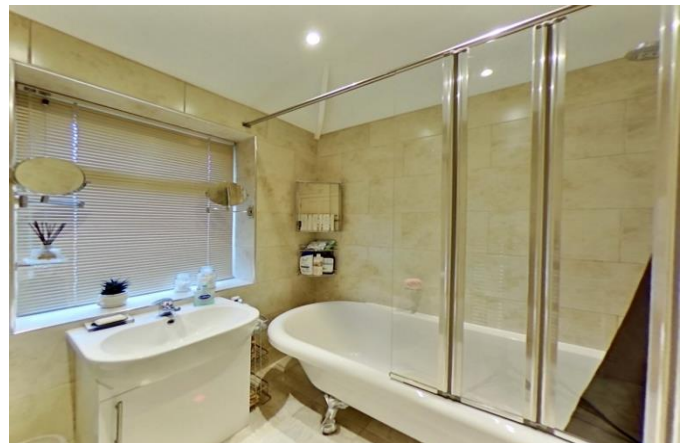


BEDROOM TWO

Rear aspect double glazed window, louvre door fronted built in wardrobes with storage cupboards over incorporating airing cupboard with hot water cylinder, wood effect laminate flooring, radiator.

BEDROOM THREE

Front aspect double glazed window, wood effect laminate flooring, radiator.



BATHROOM/WC

Fitted white suite comprising:- Acrylic roll top bath with ball claw feet, electric shower control, flexible hose, adjustable rail & detachable shower head, glazed folding shower screen, ceramic wash hand basin with monobloc mixer taps & vanity cupboard under, close coupled wc, fully tiled walls, tiled flooring, inset low voltage ceiling lighting, chrome ladder style radiator, wall mounted fan heater, rear aspect double glazed window.

GARDEN

Rear garden 43'11 x 17' comprising:- Part covered area to rear of kitchen, timber decking, remainder laid to lawn with flower & shrub borders, large paved pathway to garage, blockwork boundary walling, gated part shared alleyway to the side of the property with outside tap.



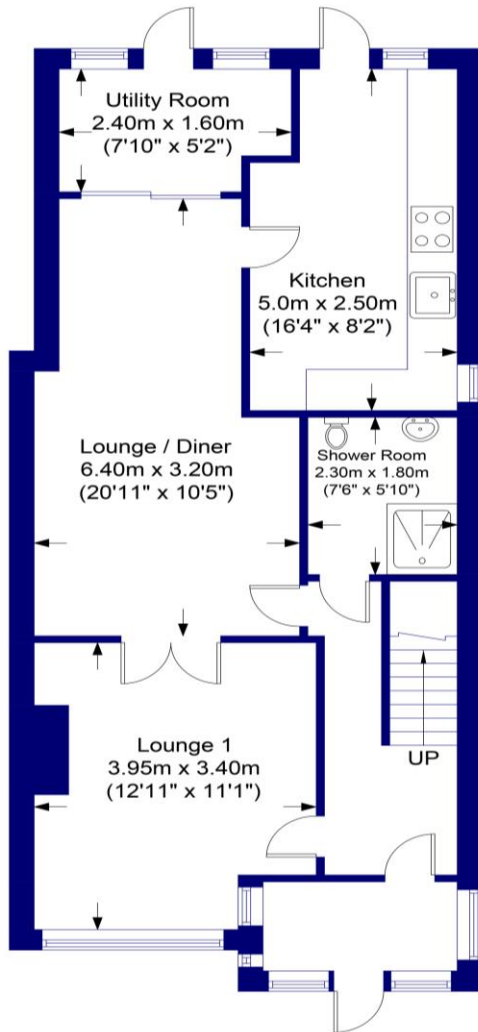
GARAGE

Very good size to accommodate 2 cars, detached brick construction under a felt roof, Upvc double glazed entrance door, timber single glazed window, up and over door at rear, power & light, approached with good access via a gated rear service road. Could well be converted to a garden room for a variety of uses such as, home office, workshop, studio, entertainment room or gymnasium.

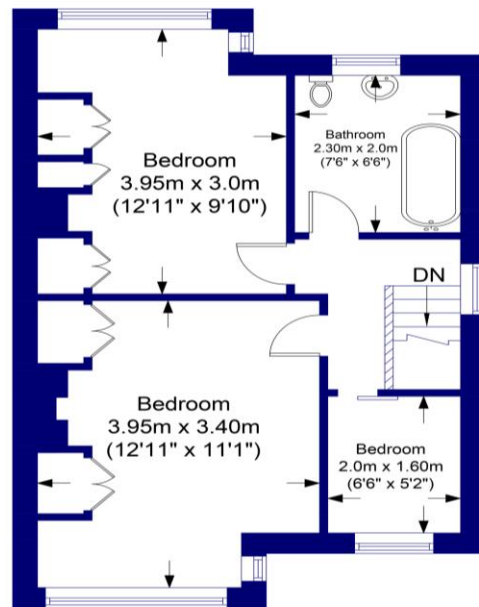
PARKING

Paved off street parking to front, brickwork boundary walling, wrought iron pedestrian gate |& wrought iron double gates. Additional pavement parking to front of the driveway on the dropped kerb.

Approximate Gross Internal Floor Area : 102.02 sq m / 1098.13 sq ft
Garden Measurement - (13.40m x 5.20m = 43'11" x 17'0")



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

