

Lansbury Drive Hayes UB4 8SP



£335,000 Leasehold

Sought after property type, no upper chain, two double bed maisonette, purpose built, ground floor, lounge, separate kitchen, shower room/wc, electric heating, Upvc double glazed, good sized private garden, garage via shared drive, possible off street parking, lease in excess of 900 years, requires some updating & decorating, 175 yards from open countryside & nature trails

LOCATION

With approximate distances:- Lansbury Drive is off located off Kingshill Avenue with the property itself situated 160 feet from the junction of Weymouth Road. Nearby bus services provide access to the local & surrounding areas. Including Hayes Town with its Hayes & Harlington mainline station & its cross rail link due to open Autumn 2020. Quoted estimated journey times are:- 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 Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is 1.1 miles from the property. Kingshill Parade's popular local shopping facilities on Kingshill Drive are located within just under a third of a mile away. The rear entrance to the popular Charville Academy School is 350 yards from the property. For those who enjoy the countryside access to the Yeading Brook Nature Reserve forming part of the Hillingdon Trail can be found at the end of Weymouth Road just 175 yards away.

COUNTRYSIDE

Approximately 175 yards of the property is an entrance Grosvenor playing fields with access to the Hillingdon Trail. To the North of Kingshill Avenue is the Yeading Brook Meadows & Nature Reserve. Going further northwards is Gutteridge Woods & Ten Acre Woods, areas of traditional countryside character, a haven for birds & wildlife with its wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south. To the far North the 20 mile trail starts or finishes depending on your direction of travel at the Maple Lodge Nature Reserve at Maple Cross. Going South on the trail crossing over Kingshill Avenue it continues through Belmore Open Space & all the way to the Grand Union Canal & beyond. Finally finishing at Cranford Countryside Park in Cranford.

Property reference 7853 Council Tax band C £1657.00 Per annum EPC Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP Tel 020 8561 1222 info@philliplarence.com
Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

ENTRANCE

Private side entrance, Upvc double glazed entrance door to:-

HALLWAY

Wood effect laminate flooring, built in storage cupboard, electric storage heater, doors to:-



LOUNGE DINING ROOM

Rear aspect Upvc double glazed windows, coved ceiling, dado rails, carpeted flooring, built in storage cupboard, electric storage heater, Upvc double glazed door to garden.



KITCHEN

Fitted kitchen comprising:- Range of Oak fronted wall & matching base units with laminated worktops over, Resopal one & a half bowl single drainer sink unit with monobloc mixer taps, plumbing and space for washing machine, space for fridge freezer, space for oven with extractor over, wall mounted multi point water heater, artexed ceiling, part tiled walls, vinyl flooring, front & side aspect Upvc double glazed windows.





BEDROOM ONE

Front aspect Upvc double glazed window, coved ceiling, wood effect laminate flooring, electric storage heater.



BEDROOM TWO

Rear aspect Upvc double glazed window, wood effect laminate flooring, electric storage heater.



BATHROOM

White fitted suite comprising:- Enclosed shower cubicle with electric shower control, flexible hose, adjustable rail & detachable shower head, semi recessed wash hand basin with storage cabinets & shelving under, close coupled wc with push button flush, part tiled walls, vinyl flooring, electric wall heater, side aspect Upvc double glazed window.



REAR GARDEN

With direct access from the lounge, good sized private rear garden comprising:- Timber decking with timber balustrades, paved patio area, remainder laid to lawn part brickwork boundary walling, part timber paneled fencing, wrought iron gate providing access to the driveway & the front of the property. Please note the upper maisonette has part right of way across this garden to access their garden at rear.



FRONT GARDEN

Paved with flower & shrub borders.



GARAGE

Pre cast construction, up and over door, side door to garden, via shared drive.

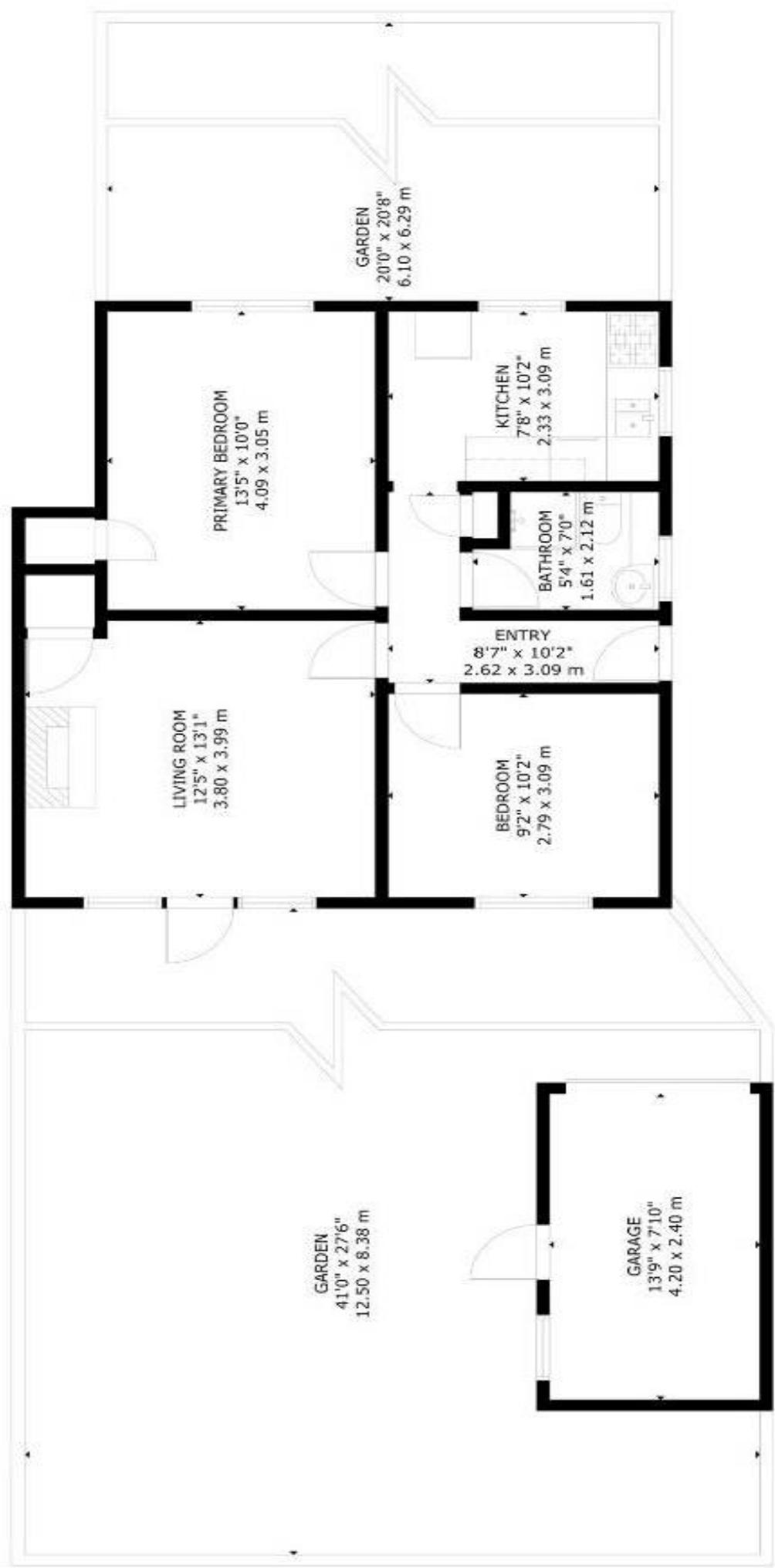
PARKING POTENTIAL

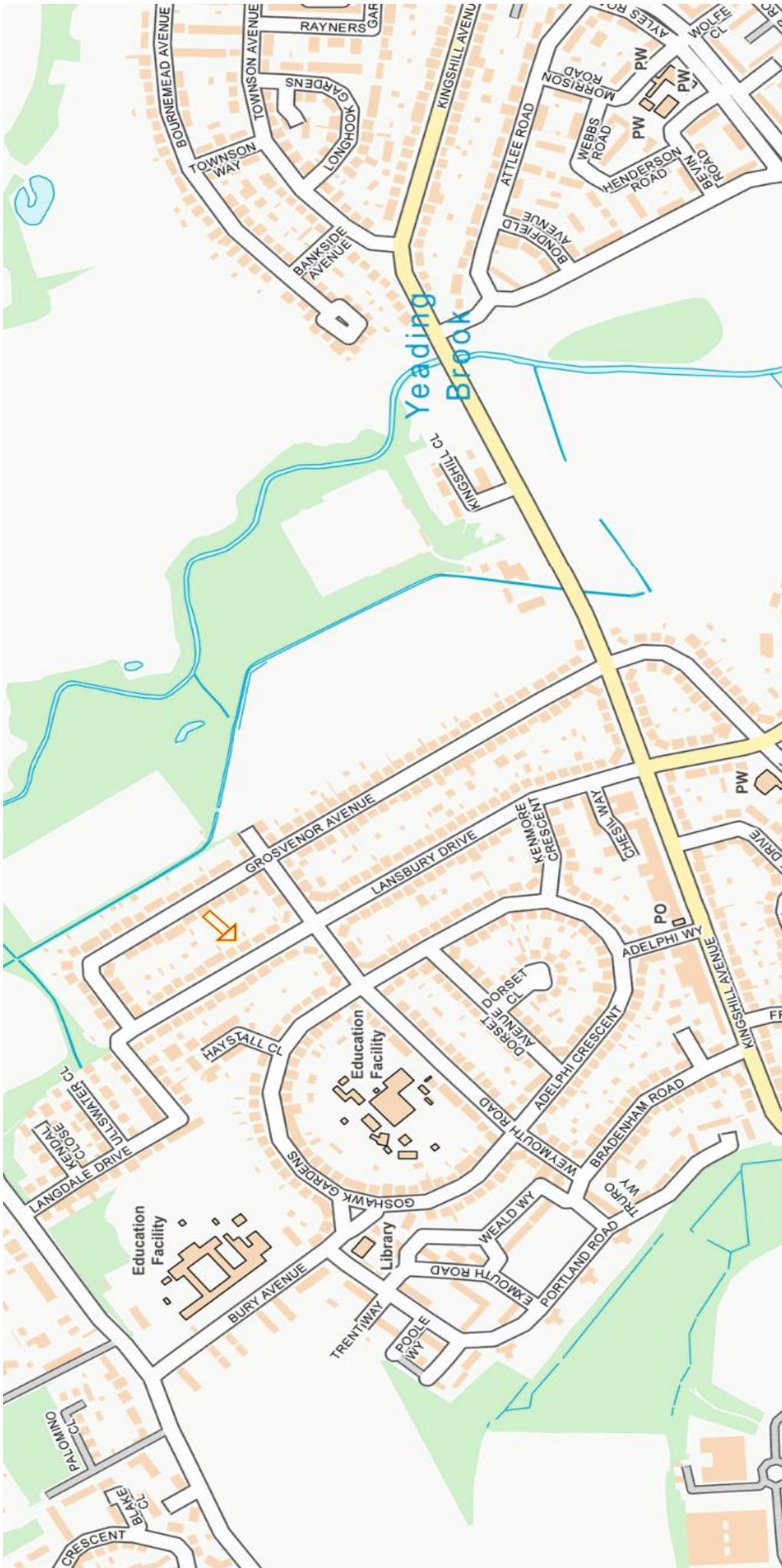
Possible off street parking to the front subject to required works.

LEASE In excess of 900 Years remaining (as advised)

GROUND RENT £75.00 Per annum (as advised)

SERVICE CHARGE Nil





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