

Lansbury Drive Hayes UB4 8RS



£439,950 Freehold

No upper chain, delightful character extended two bed end of terrace house, refurbished 2021, entrance porch, extended lounge dining room, modern fitted kitchen diner, cloakroom, modern first floor bathroom/wc, central heating, double glazed, off street parking, good sized garden, garage at rear requiring works, completely re-rendered exterior, close to schools, bus services & amenities, viewing highly recommended.

LOCATION

With approximate distances. The property is located on Lansbury Drive between its junctions with Leamington Place & Fredora Avenue. Local shopping facilities are just 350 yards away whilst Kingshill Parades local shopping facilities, takeaways & restaurants can be found just over 500 yards from the property. The property is half a mile from the Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses. Local bus services provide access to the surrounding areas along with Hayes & Harlington mainline station and popular Elizabeth Line rail link with quoted 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 one mile from the property. The popular Hayes Park & Grange Park Nursery, infant and Primary Schools are located approximately 500 & 175 yards respectfully from the property.

Property reference 7864 Council Tax Band D £1952.00 Per Annum Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

Please note photos are from pre let in 2021

ENTRANCE

Enclosed Upvc double glazed entrance porch, tiled floor, Upvc double glazed entrance door to:-

ENTRANCE HALL

Wood effect laminate flooring, radiator, Upvc door to garden, doors to cloakroom, kitchen & lounge:-



CLOAKROOM

White suite comprising:- Close coupled wc with push button flush, wall mounted wash hand basin with monobloc mixer taps, wood effect laminate flooring, extractor fan, side aspect Upvc double glazed window.

LOUNGE DINING ROOM

Rear aspect Upvc double glazed window, carpeted staircase to first floor with storage cupboard under, wood effect laminate flooring, radiators,



KITCHEN

Fitted kitchen comprising:- Range of white high gloss fronted wall units, teal high gloss base & drawer units with laminated worktops over, larger cabinet with various storage solutions, inset stainless steel single bowl, single drainer sink unit with monobloc mixer taps, space & plumbing for washing machine & dishwasher, integrated fridge freezer, built in oven with glass induction hob & extractor over, part tiled walls, wood effect laminate flooring, inset low voltage ceiling lighting, radiator, front & side aspect Upvc double glazed windows.



FIRST FLOOR LANDING

Side aspect Upvc double glazed window, roof light, carpeted flooring, doors to:-

BEDROOM ONE

Front & side aspect Upvc double glazed windows, carpeted flooring, built in wardrobes with sliding doors, built in airing cupboard with gas fired combination boiler, radiator.



BEDROOM TWO

Rear aspect Upvc double glazed window, carpeted flooring, built in storage cupboard, radiator.



SHOWER ROOM/WC

Fitted White suite comprising:- Corner entry enclosed shower cubicle with wall mounted thermostatic shower control, flexible hose, adjustable riser rail & detachable hand set, countertop wash hand basin with monobloc mixer taps & vanity cupboard under & mirror fronted cabinet over, close coupled wc with push button flush, part tiled walls, vinyl flooring, chrome ladder style radiator, extractor fan rear aspect Upvc double glazed window.

GARDEN

To rear 49'8 x 19' comprising:- Paved patio area, remainder laid to lawn, plastic storage cabinet, timber panelled fencing, Upvc door to entrance hall.

PARKING

Off street parking to front for two cars.

GARAGE

Detached at rear via service road access requiring works.



Approximate Gross Internal Floor Area : 72.58 sq m / 781.24 sq ft

Garden Measurement - (15.15m x 5.80m = 49'8" x 19'0")

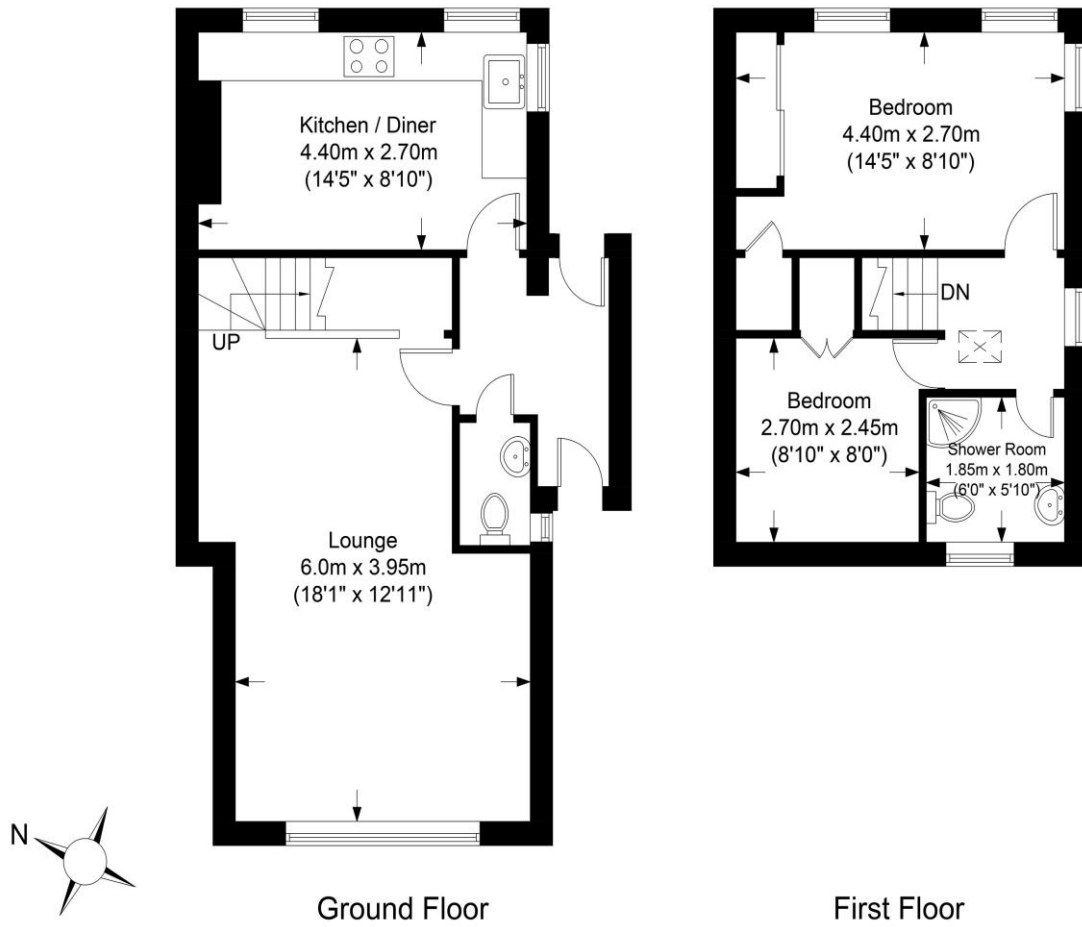


Illustration purposes only. All measurements are approximate.