

Lansbury Drive Hayes UB4 8SP



£325,000 Leasehold

No upper chain, popular & sought after two double bed maisonette, purpose built, first floor, lounge, separate fitted kitchen, modern bathroom/wc, gas central heating, Upvc double glazed, good sized private garden, 928 years lease, 175 yards from open countryside & nature trails, viewing highly recommended.

LOCATION

With approximate distances:- Lansbury Drive is off located off Kingshill Avenue with the property itself situated 150 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 highly popular Elizabeth Line link. Quoted 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.

Property reference 7865 Council Tax band C £1735.00 Per annum Epc Rating C

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

Please note photographs were taken prior to the current tenant taking up occupation.

ENTRANCE

To front, storm porch, Upvc double glazed entrance door to:-

ENTRANCE LOBBY

Front aspect Upvc double glazed windows, carpeted staircase to first floor hallway.

HALLWAY

Two built in storage cupboards, carpeted flooring, radiator, doors to:-

LOUNGE

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



BEDROOM ONE

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

BEDROOM TWO

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



KITCHEN

Fitted kitchen comprising:- Range of Limed Oak fronted wall units incorporating glazed display cabinets, cornice & light rails, matching base units with laminated worktops over & tiled splash backs. Single bowl single drainer sink unit with monobloc mixer taps, space & plumbing for washing machine. Built in oven with gas hob & extractor over, integrated fridge freezer. Wood effect laminated flooring, dual aspect Upvc double glazed windows.

BATHROOM

Fitted white suite comprising:- Tile paneled bath with shower over, ceramic wash hand basin, low level wc, part tiled walls, tiled floor, chrome ladder style radiator, side aspect Upvc double glazed window.



GARDEN

Very good sized private garden 41'11 x 23'7, accessed by own pathway & not through the ground floor garden, laid to lawn, timber paneled fencing.

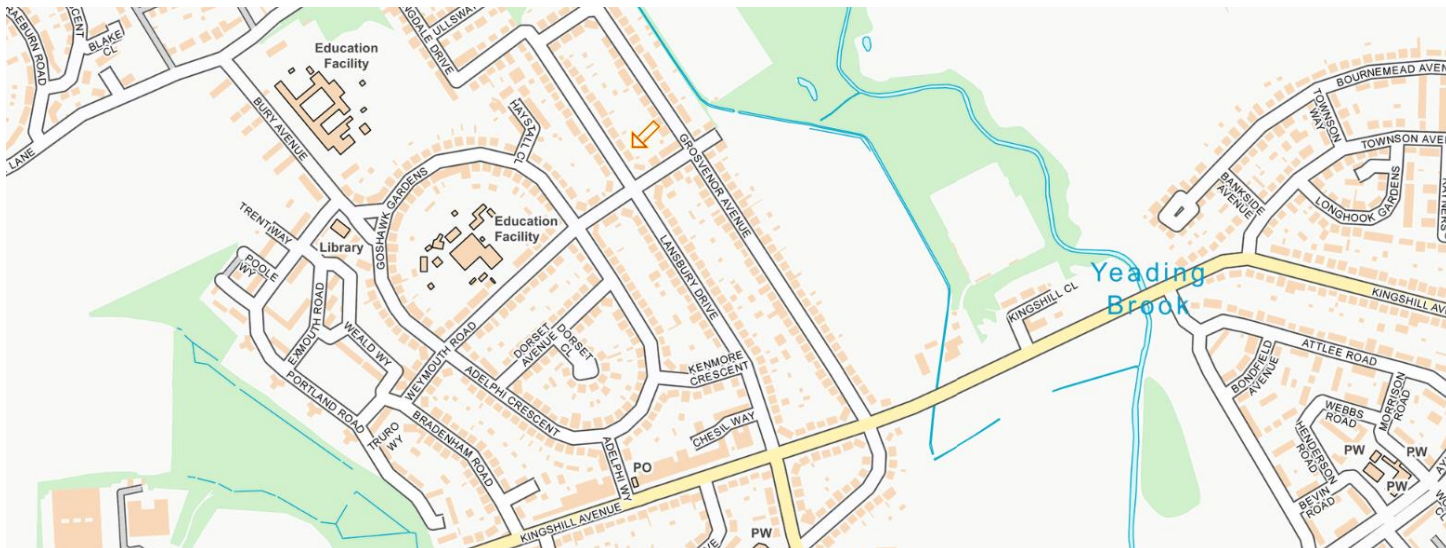
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928 years remaining (as advised)

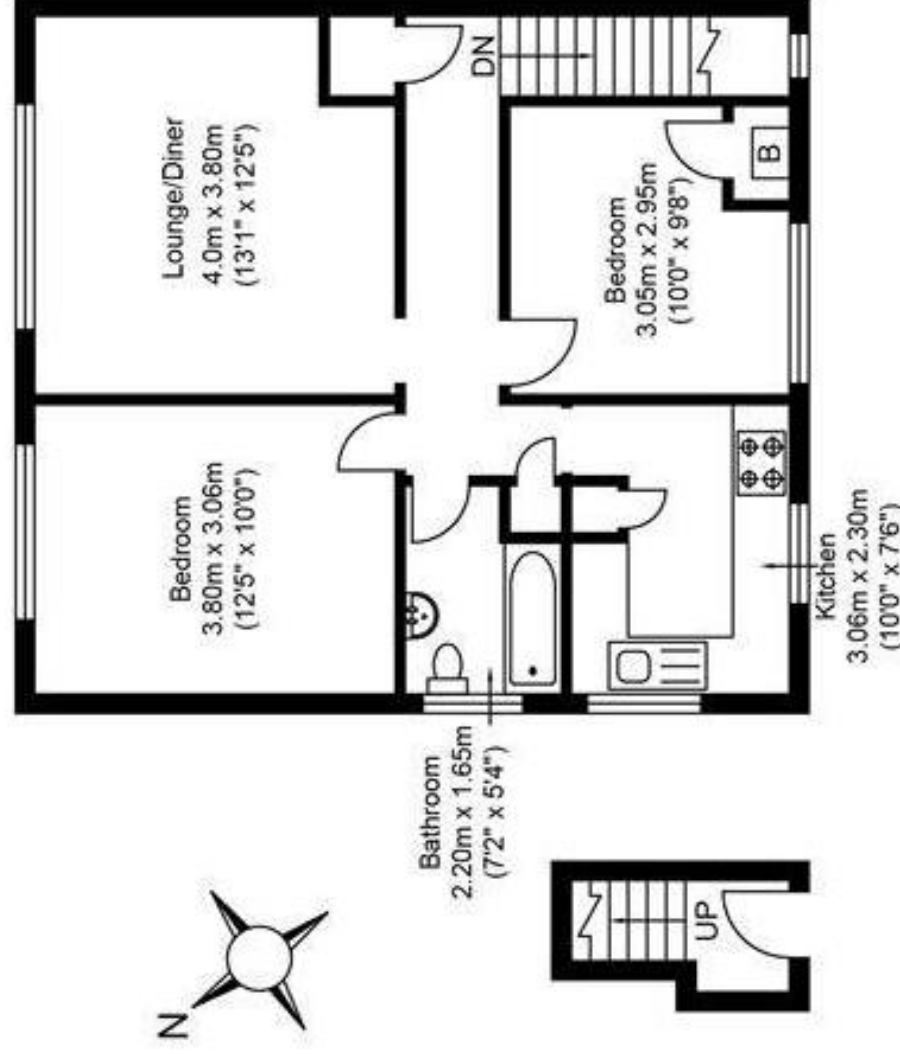


COUNTRYSIDE

Approximately 175 yards of the property is an entrance Grosvenor playing fields with access to the Hillington 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 it's 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.



Approximate Gross Internal Floor Area : 59.2 sq m. (637.22 sq. ft.)
Garden Measurement - (12.8m x 7.2m = 41'11" x 23'7")



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floor, windows and doors are approximate and should not be relied upon for any critical or structural purposes. The floor plan is for reference only and should not be used as a basis for any construction or other purposes. The floor plan is for reference only and should not be used as a basis for any construction or other purposes. The floor plan is for reference only and should not be used as a basis for any construction or other purposes.