







Lansbury Drive, Hayes, Middlesex, UB4 8RS

- Two Bedrooms
- Good Condition
- Recently Decorated
- Potential to Extend (STPP)
- Side & Rear Garden
- End of Terraced
- Own Driveway
- No Chain
- Great Opportunity for First Time Buyers
- EPC Rating C

HUNTERS®
HERE TO GET *you* THERE

Asking Price £430,000

Lansbury Drive, Hayes, Middlesex, UB4 8RS

DESCRIPTION

Situated on Lansbury Drive in North Hayes is this well presented, two bedroom end of terraced home being offered for sale with NO ONWARD CHAIN. The property has recently been decorated and offers great potential to extend subject to planning permission.

The property comprises entrance porch, reception room, modern kitchen/diner, two first floor bedrooms and a three piece bathroom suite. Outside, the property has its own driveway for two to three cars along with a side garden benefiting from tiled paving and a rear garden with a lawn. The property also has the added benefit of gas central heating and double glazing.

Lansbury Drive is situated off Uxbridge Road and is within close proximity to local schools such as Grange Park Junior School & Hayes Park School, transport links and amenities. The Uxbridge Road provides further access to the A312/A40 motorway links such as the M4/M25 corridors. Further amenities such as the Lombardy Retail Park, Uxbridge Town Centre and Southall Broadway are a short commute away. Viewings are highly recommended so register your interest now.







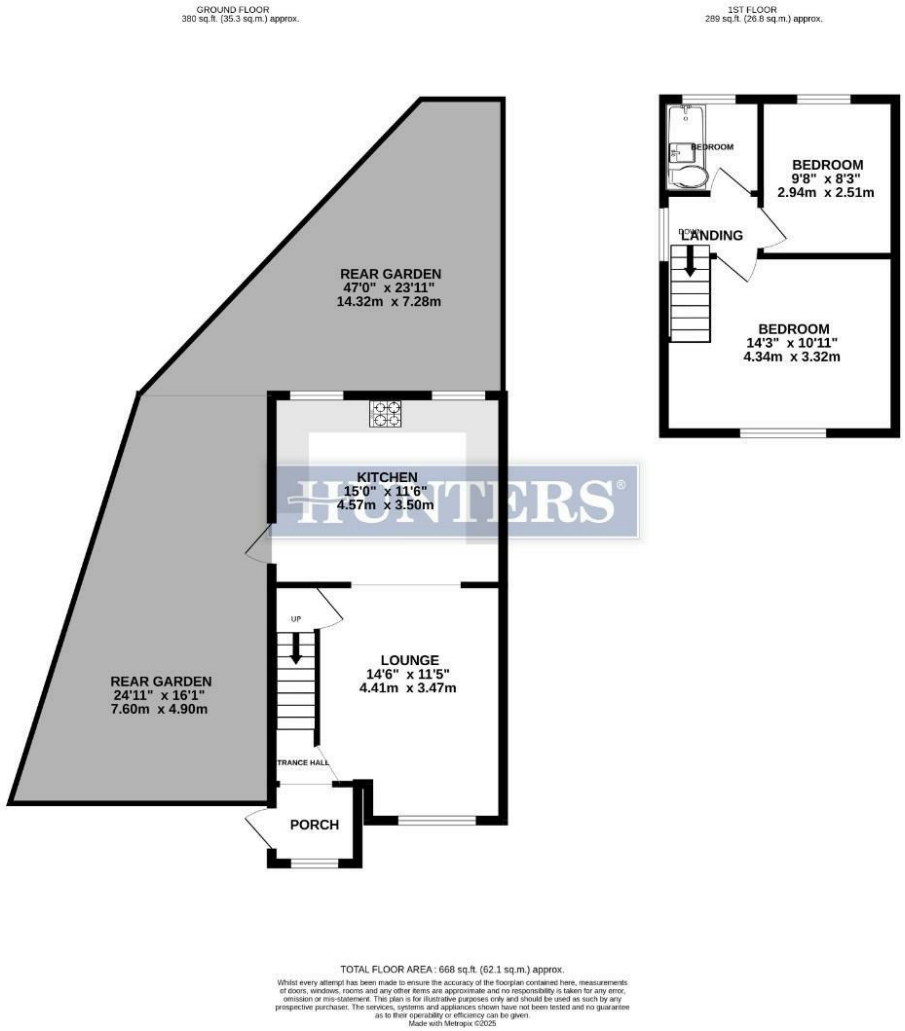












Viewings

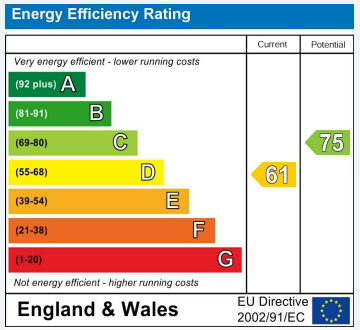
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE