







Lansbury Drive, Hayes

Tenure: Freehold

- Two Bedrooms
- Generous Rear Garden
- Off Street Parking
- Walking Distance to Amenities, Schools & Transport Links
- Great for First Time Buyers
- Terraced House
- Great Potential to Extend (STPP)
- Open Plan Living Area
- Fitted Kitchen & Bathroom
- EPC Rating: D/Council Tax Band: C

Asking Price £430,000

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Lansbury Drive, Hayes

DESCRIPTION

A two bedroom, terraced house being offered for sale on Lansbury Drive in North Hayes. This property is offered to the market in good condition and is perfect for first time buyers.

The property comprises large open plan living area which incorporates a modern fitted kitchen, two first floor bedrooms and a bathroom suite. Outside, the property has a generous rear garden and to the front off street parking for one/two vehicles. The property also has the added benefit of being able to extend and develop further subject to planning permission.

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.

EPC Rating: D/Council Tax Band: C



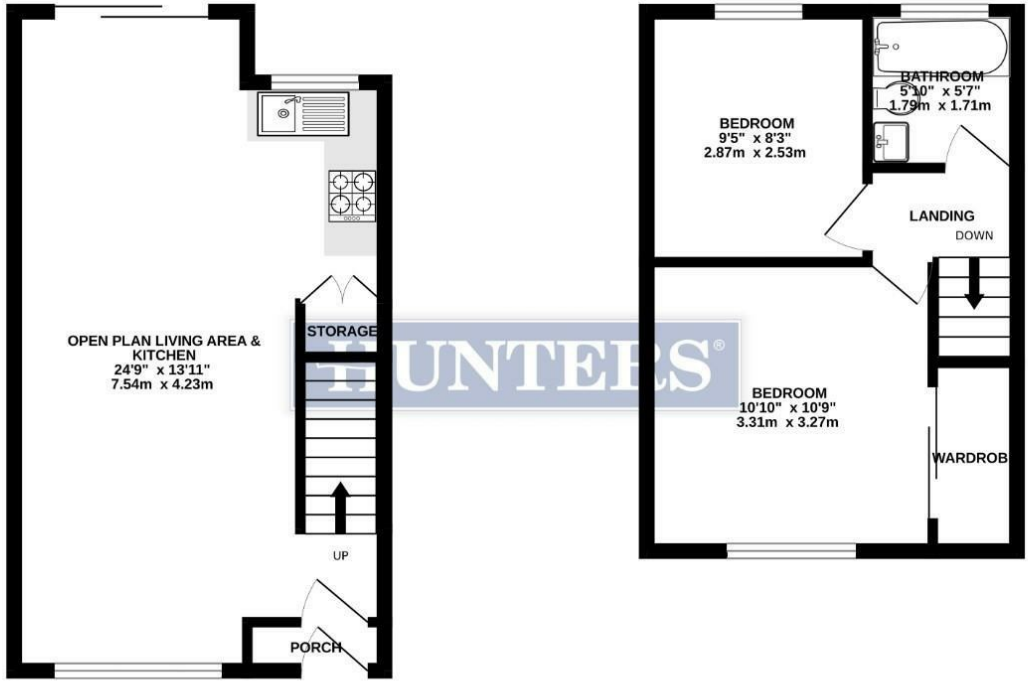






GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email:
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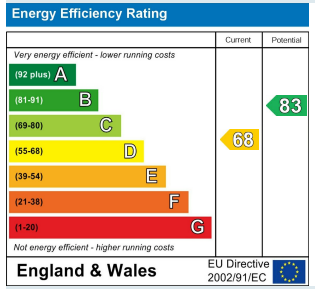
The Property Ombudsman

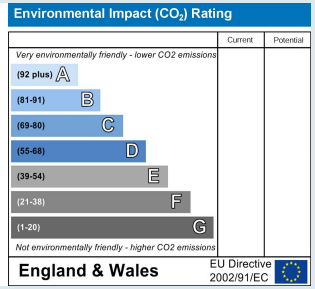
APPROVED CODE
TRADINGSTANDARDS.UK

Council Tax: C

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

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