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Lansbury Drive, Hayes, UB4 8SP
£365,000





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- Two Double Bedrooms
- No Service Charge
- Off Street Parking + Garage
- Excellent Condition Throughout
- Outstanding Schools Nearby
- Over 900 Years Lease
- Private Rear Garden
- Close To Uxbridge Road - Many Transport Links
- Purpose Built Ground Floor Maisonette
- Ideal For First Time Buyers Or Investors

Description

This charming property presented in great condition throughout comprises of a bright spacious reception room that serves as the heart of the home, perfect for relaxation and entertaining guests. The fitted kitchen is designed with practicality in mind, providing ample storage and workspace space, the two generous bedrooms offer a peaceful retreat and a family bathroom.

One of the standout features of this property is the private garden at the rear, which is mainly laid to lawn. This outdoor space is ideal for dining and entertainment. Additionally, a garage, providing convenient storage or a workshop.

Situation

Lansbury Drive a popular residential road close to a number of local amenities including Kingshill high street with its variety of local shops, cafes, bakery's, takeaways and coffee shops. A number of highly regarded schools in the local area including Hayes Park primary school, St. Raphaels and Barnhill Community high school. Northolt Underground Station and Hayes & Harlington station within easy reach, its several bus links available and the central/ Elizabeth line giving easy links to Central London and the surrounding area.



Lansbury Drive, Hayes, UB4
Approximate Area = 606 sq ft / 56.3 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 786 sq ft / 73.0 sq m
For identification only - Not to scale

CH = Ceiling Height

Ground Floor

Bedroom
4.07 max x 3.06 min
13'4 x 10'0
CH (8'4/2.55)

Reception Room
4.00 max x 3.77 max
13'1 x 12'4

Bedroom
3.07 x 2.82
10'1 x 9'3

Kitchen
3.09 x 2.36
10'2 x 7'9

Bathroom

Garden
13.59 x 9.95
44'7 x 32'8

Garage
6.07 x 2.70
19'11 x 8'10

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 71	Potential 77	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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