



### Lansbury Drive, Hayes, UB4 8RW

Charrison Davis are delighted to offer for sale this well presented and extended semi det house which is offered for sale with the benefit of no upper chain. Having been recently decorated throughout and benefiting from a brand new kitchen the property is perfect for someone looking to move in straight away. Accommodation comprises entrance porch, large living room, ground floor wc, newly fitted & extended kitchen / diner, 2 bedrooms and modern fully tiled bathroom. Externally there's off street parking to the front, a 100ft rear garden and detached outhouse.

Located on a popular residential road close to local shops & public transport and also within walking distance of both Grange Park primary school and the Uxbridge Road with additional shopping facilities and direct bus routes to both Hayes Town centre and underground station ( Elizabeth Line ) & Uxbridge Town centre & underground station ( Metropolitan line)

**£464,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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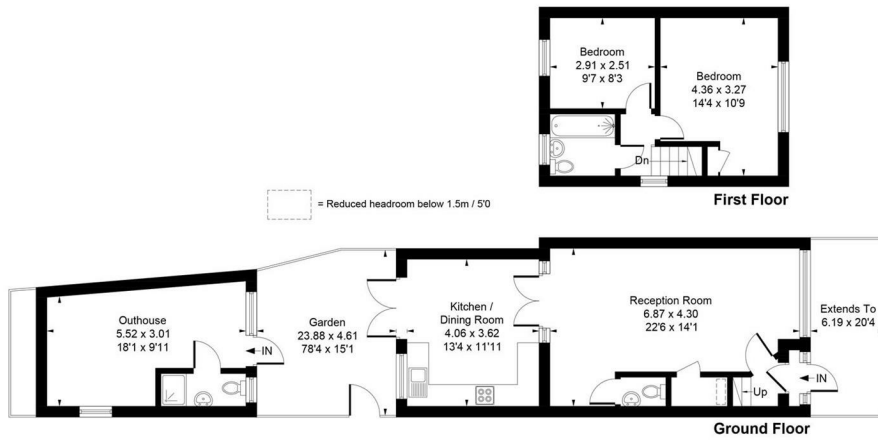


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Approximate Gross Internal Area = 73.92 sq m / 796 sq ft  
 Outhouse = 17.90 sq m / 193 sq ft  
 Total = 91.82 sq m / 989 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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## Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>69</p>                          | <p>77</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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