



Lansbury Drive, Hayes, UB4 8SN

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS MUCH SOUGHT AFTER 'NASH' BUILT, EXTENDED SEMI DETACHED FAMILY HOUSE WITH A 100' GARDEN AND A DOUBLE LENGTH GARAGE.

This property is located within a much favoured area of North Hayes close to Kingshill shopping parade and a choice of schools including Hayes Park Primary School.

This wonderful family house is beautifully presented and benefits from gas central heating and double glazed windows throughout. You have an entrance hall, lounge connecting a spacious dining/family room with a kitchen extension to the rear (space to further extend stpp). Upstairs has 3 bedrooms, bathroom and loft space suitable for conversion stpp. Outside has a generous sized rear garden of approx 100' with a detached double length garage via a shared drive to the side with restricted width access. To the front is your own drive with parking for 2 cars.

Asking Price £550,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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Approximate Gross Internal Area = 78.58 sq m / 846 sq ft
 Garage = 25.65 sq m / 276 sq ft
 Total = 104.23 sq m / 1122 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
<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>	67	79
England & Wales	EU Directive 2002/91/EC	

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