



### **Lansbury Drive, Hayes, UB4 8RW**

This is a well presented 2 DOUBLE BEDROOM TERRACED HOUSE benefitting from a larger than expected conservatory extension. The property is located within walking distance of a choice of popular schools, convenient shopping parade and access to the Uxbridge Road with transport links for Uxbridge, Southall, Ealing, Heathrow and

Hayes & Harington Elizabeth line station (Paddington within 20 minutes).

The accommodation provides an entrance hall, lounge / dining room, fitted kitchen and a good sized conservatory extension to the rear. Upstairs has 2 double bedrooms and a modern bathroom. To the front is your own drive for 1 car.

**Asking Price £445,000**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

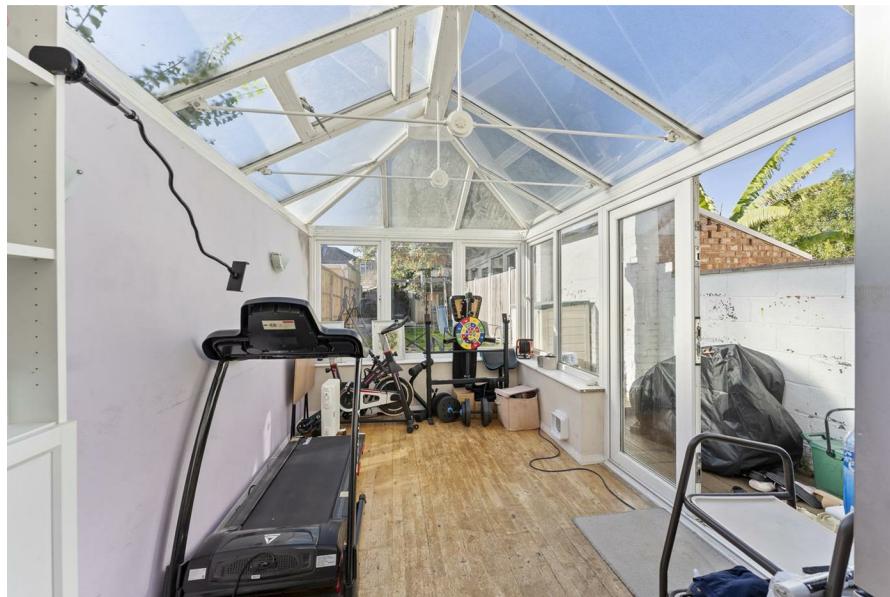
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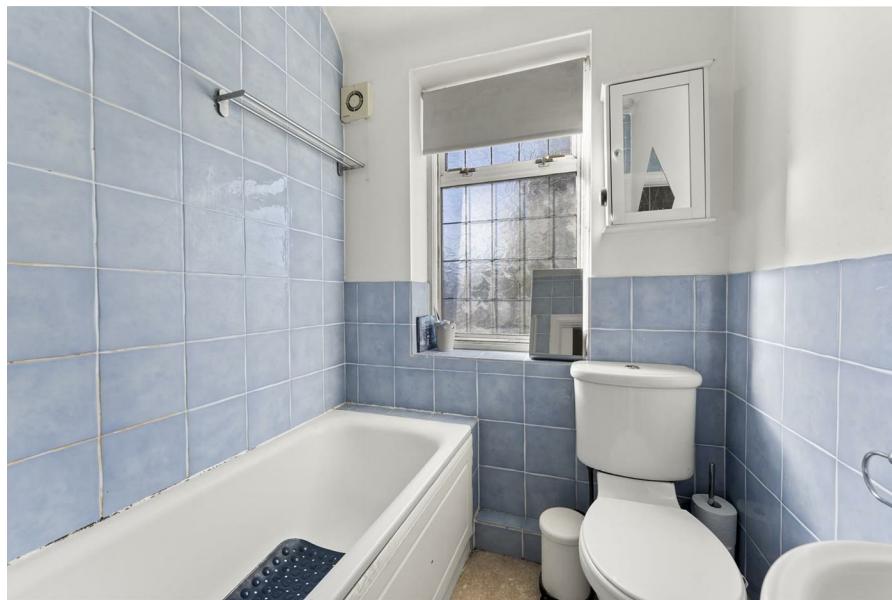
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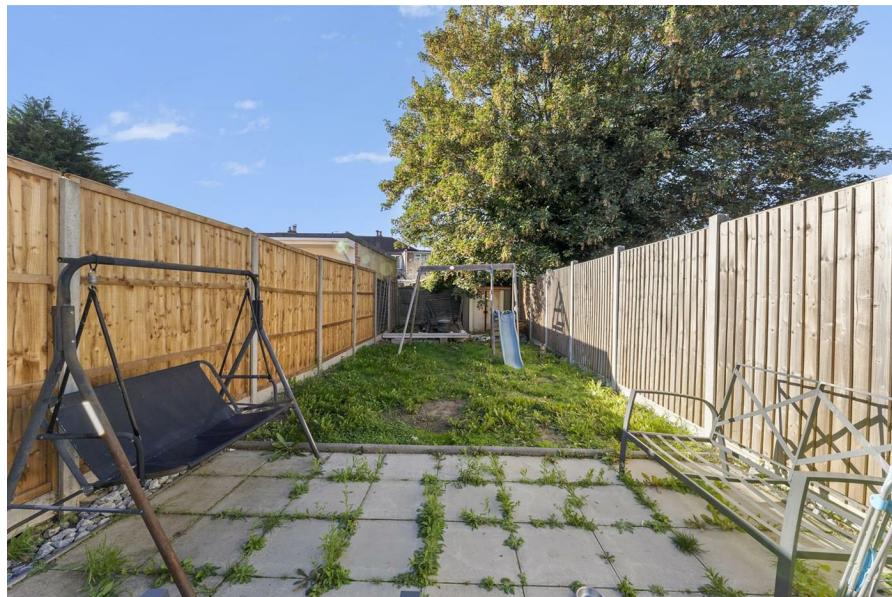
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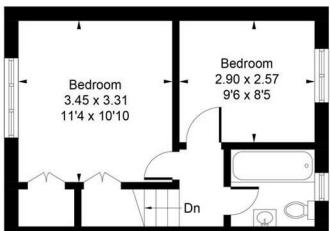


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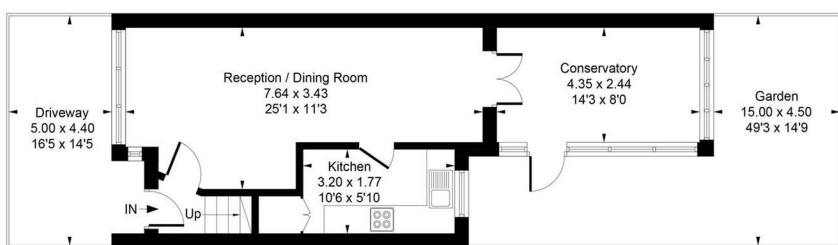


## 59 Lansbury Drive, Hayes, UB4 8RW

Approximate Gross Internal Area  
70.86 sq m / 763 sq ft



First Floor

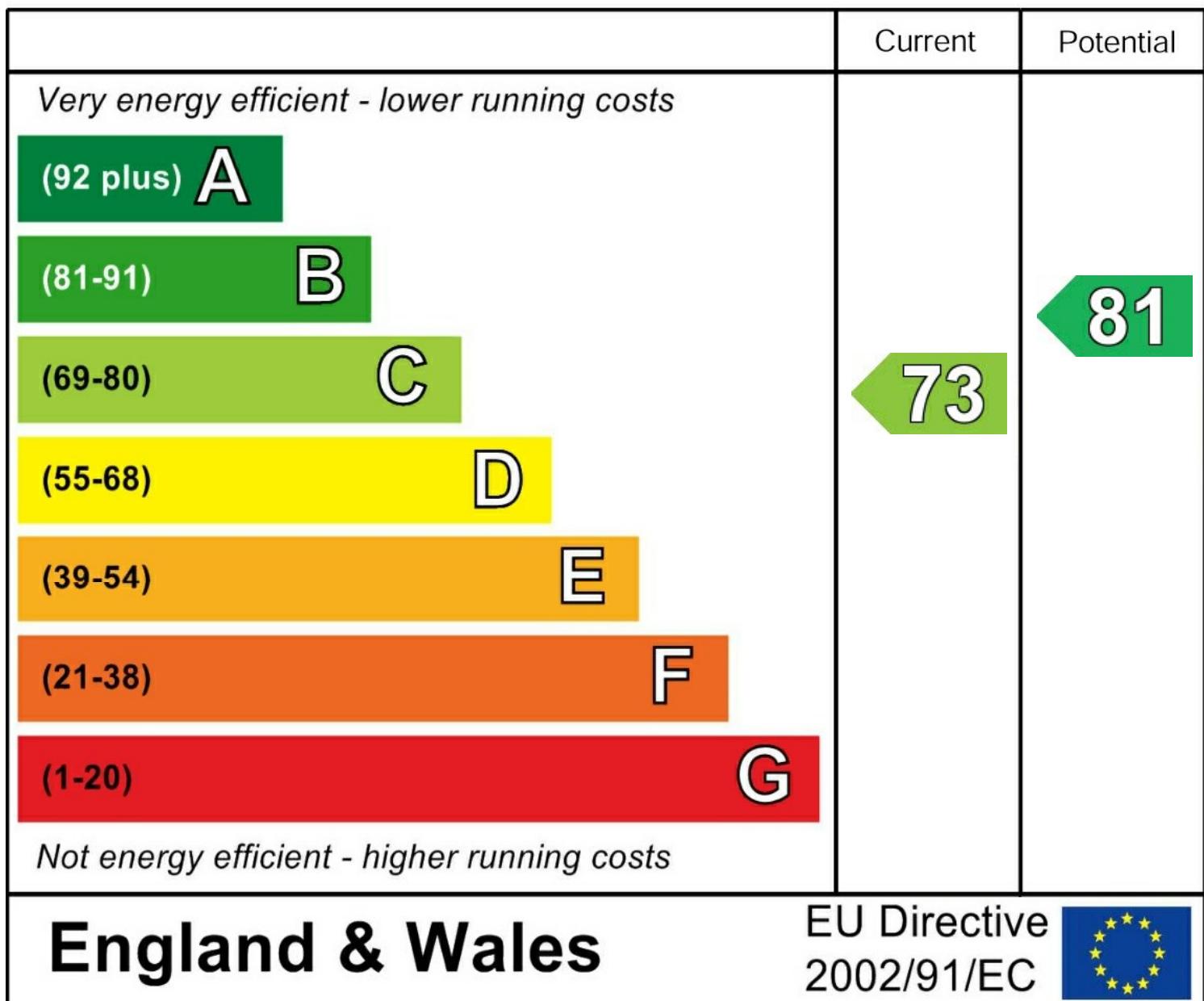


Ground Floor

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 purchaser.

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## Energy Efficiency Rating



59 Lansbury Drive, Hayes, UB4 8RW

