



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

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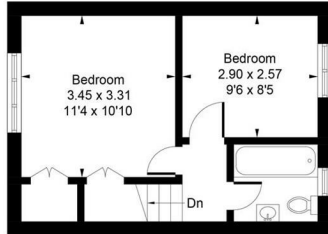


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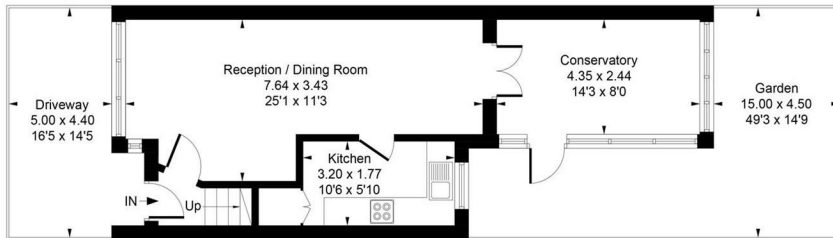


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Approximate Gross Internal Area
70.86 sq m / 763 sq ft




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 purchase.
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Energy Efficiency Rating

| | Current | Potential |
|--|------------------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | <p>73</p> | <p>81</p> |
| <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> |  |

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