



## Lansbury Drive UB4 8SW

Offered for sale with no onward chain is this extended 4 / 5 bedroom A Type Nash semi det house located close to shops, bus routes & Hayes Park primary School, comprising entrance porch, hallway, living room, dining room, extended kitchen, family bathroom & 3 good size bedrooms are located on the first floor, there are an additional 2 extra bedrooms and modern shower room on the second floor. Externally there's off street parking to the front, garage via shared driveway and large rear garden..VIEWING IS HIGHLY ADVISED

## Accommodation

an extended 4 / 5 bed semi det

A Type Nash

2 receptions rooms

extended kitchen

2 bathrooms

large rear garden

off street parking & garage

no onward chain

## Ground Floor

**entrance porch** - tiled floor & side aspect frosted double glazed window

**hallway** - laminate flooring, radiator, staircase to first floor with storage cupboard under

**living room** - 13' 1" x 11' 6" (3.99m x 3.51m) front aspect double glazed window, radiator, laminate flooring & feature fireplace

**reverse view** -

**dining room** - 17' 3" x 10' 11" (5.28m x 3.33m) laminate flooring, radiator & under stairs storage cupboard

**reverse view** -

**kitchen / breakfast room** - 17' 3" x 8' 9" (5.28m x 2.67m) range of eye & base level units, one & half bowl sink unit with mixer tap & tiled splash back, cooker point with extractor hood over, space & plumbing for washing machine & dishwasher, space for fridge freezer, breakfast bar, spotlights, rear aspect double glazed window & double glazed sliding patio doors leading to rear garden

**reverse view** -

**first floor landing** - laminate flooring, staircase to second floor & side aspect frosted double glazed window

**bedroom 1** - 13' 1" x 10' 4" (3.99m x 3.15m) front aspect double glazed window, radiator, laminate flooring & matching fitted wardrobes

**reverse view** -

**bedroom 2** - 11' 1" x 10' 2" (3.38m x 3.12m) rear aspect double glazed window, radiator, laminate flooring & built in storage cupboard

**reverse view** -

**bedroom 3** - 10' 0" x 6' 9" (3.05m x 2.06m) front aspect double glazed window, radiator & laminate flooring

**bathroom** - panel enclosed bath with shower attachment &



mixer tap, pedestal wash hand basin, low level wc, tiled walls, laminate flooring, built in storage cupboard, heated towel rail & side aspect frosted double glazed window

**reverse view -**

**second floor landing -** laminate flooring

**bedroom 4 - 10' 4" x 9' 6" (3.15m x 2.92m)** front aspect windows x 2, radiator & laminate flooring

**reverse view -**

**bedroom 5 - 10' 4" x 9' 8" (3.15m x 2.97m)** rear aspect double glazed window, radiator & laminate flooring

**reverse view -**

**external -** off street parking to the front, garage via shared driveway, large rear garden, laid to lawn with patio area, timber shed & rear gated pedestrian access

**reverse view -**





