



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 -





