



Acacia Avenue, Yiewsley, West Drayton, UB7 8LN

- Five Bedrooms
- Driveway
- Two Bathrooms
- Two Reception Rooms
- Modern Throughout
- Double Glazed
- Semi Detached
- Outbuilding
- Walking Distance To West Drayton Station
- Close To West Drayton Station

Asking Price £650,000

Description

A beautiful five bedroom, two reception semi detached house which can accommodate large families. This house needs to be viewed to be truly appreciate it.

Accommodation

The accommodation compromises of an entrance via a porch that leads onto the hallway, a separate lobby area that gives you access to a very good size living room and family room. The house comes with a fully fitted kitchen, has a downstairs bathroom and another bedroom that can be made into a play room, office or guest room. The upper level of the house consists of huge landing area which gives access to four bedrooms , three of which comes with built in wardrobes. There is family bathroom that is fully tiled with bath, WC, hand basin and double glazed windows. There is also potential to extend the loft (STPP) and add further space and value to the house.

Outside

The outside comes with its own driveway, private garden and an outbuilding.

Position

Positioned in this pleasant cul-de-sac location a short walk from The Green. West Drayton is an excellent location to be in as it is situated just on the outskirts of the Capital meaning easy access to Central London, with frequent services to London Paddington in less than 25 minutes from the West Drayton Mainline Station. The property is within walking distance to local shops, local bus routes or and is a short distance from West Drayton Main Line Station. Which is subject to the Crossrail upgrade, bringing West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the centre of London. The property's location also offers convenient access to the M25 and M4 motorways.

Terms and notification of sale

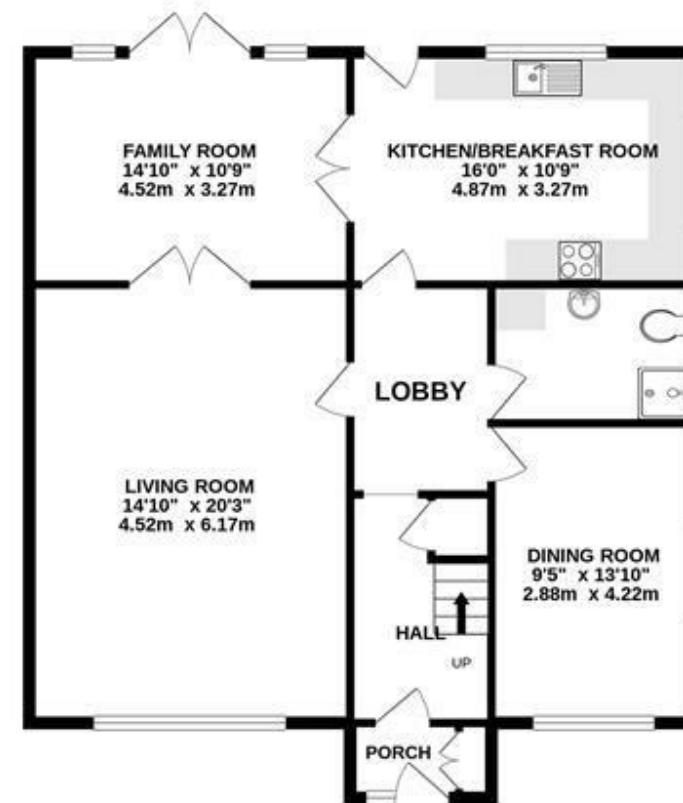
tenure: Freehold

Local Authority: London Borough of Hillingdon

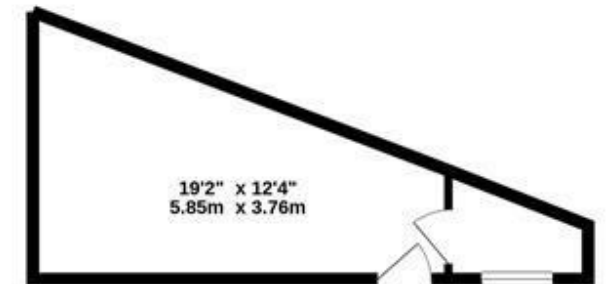
Council tax band: D

EPC Rating: E

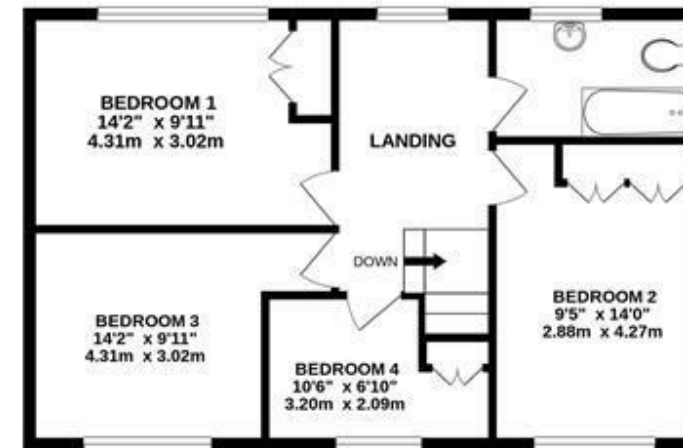
GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.



OUTBUILDING
191 sq.ft. (17.7 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1779 sq.ft. (165.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts