



Albert Road, West Drayton, UB7 8ER

- Two bedrooms
- Two reception rooms
- Stunning rear garden
- Ample storage space
- Convenient location to the high street
- Loft room with velux windows
- Residential parking
- Modern kitchen
- Charming character
- Walking distance to the station

Offers In The Region Of £390,000

Description

A truly exceptional two bedroom semi detached situated in a convenient location which is walking distance to West Drayton high street and station. Extremely well cared for by the present owners this superb character throughout.

Accommodation

The accommodation on offer briefly comprises of, traditional charm and high ceilings, this delightful property features a reception with a featured fireplace and parquet flooring, generous kitchen with a range of modern wall and floor cupboard units, To the first floor the bathroom has a classic suite, including bath, shower, sink basin and WC. Two good sized bedrooms, on the top floor the loft room includes two velux windows offers plenty of storage space, and natural light. There is also potential with the property with access to a cellar below for added space.

Outside

At the front of the property is residential parking. The rear garden is a tranquil and relaxing space that has a patio with covered seating area that over looks the hand crafted fish pond, the garden has laid to lawn with mature shrubs and mature bushes.

Situation

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease. With frequent services to London Paddington in less than 25 minutes from the West Drayton Mainline Train Station which is subject to the Crossrail upgrade, which will bring West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre.

Terms and Notification of Sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D

EPC Rating: E

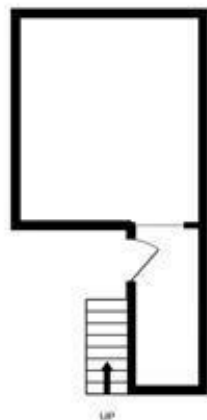
GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



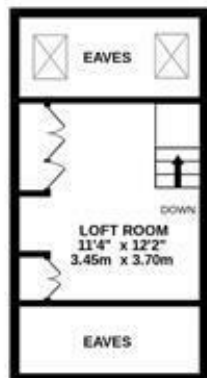
1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



CELLAR
184 sq.ft. (17.1 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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