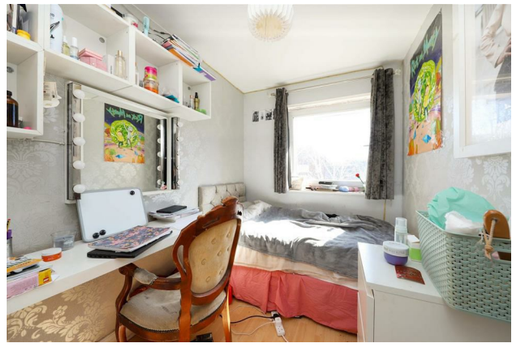


Admiralty Close, West Drayton, UB7 9NG

- Three bedroom terrace house
- Generous open plan living/dining room
- Private rear garden, mainly laid to lawn
- The house benefits from three toilets
- Approximately 877 sq ft of accommodation
- Three well proportioned bedrooms
- Access to the Elizabeth Line providing fast links into Central London

Guide Price £469,000

Description
A well presented three bedroom terraced house located within West Drayton. The property offers balanced accommodation with a bright reception room and three well proportioned bedrooms, alongside a private rear garden. Ideally suited to families or investors, with excellent access to local amenities and transport connections.

Accommodation
The ground floor is arranged to provide a generous open plan living and dining room extending over 20 ft, offering excellent space for both everyday living and entertaining. This is complemented by a separate kitchen positioned to the front, with scope for modernisation and potential reconfiguration, subject to the usual consents. An entrance hall with staircase and guest cloakroom completes the ground floor accommodation.

Upstairs, the first floor comprises three bedrooms, including a well proportioned principal bedroom and two further rooms suitable for family, guests or home working. A family bathroom and separate WC are accessed from the central landing.

Overall, the property offers well balanced accommodation extending to approximately 877 sq ft.

Outside
To the rear, the property benefits from a private garden, predominantly laid to lawn, offering a straightforward and low maintenance outdoor space with scope for landscaping if desired.

To the front, there are allocated parking bays, providing off street parking for residents.

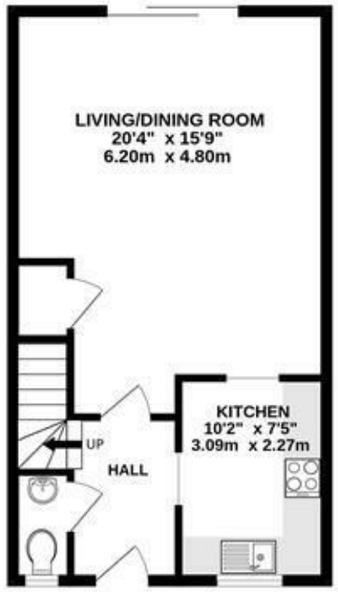
Situation
West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

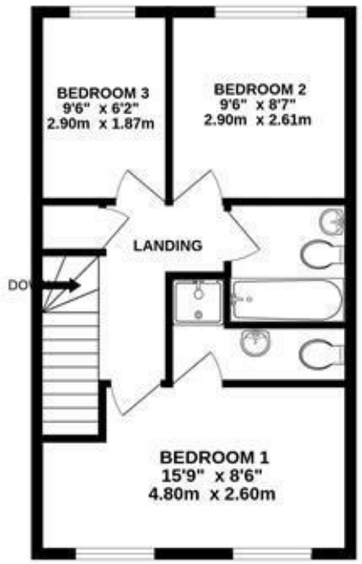
Terms and notification of sale
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: D
EPC Rating: C

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

GROUND FLOOR
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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