

















Catherines Close, West Drayton, UB7 7PB

- Generously proportioned home extending to approx. 1,320 sq ft
- Spacious, light filled living rooms with excellent proportions
- Includes HMO licence
- Flexible layout with six bedrooms
- Located close to the Elizabeth line

Guide Price £570,000

Description
A charming and generously proportioned period residence, offering thoughtfully arranged accommodation of approximately 1,320 sq ft across two floors. The property combines character and practicality, providing a versatile layout well suited to contemporary family life, with well defined living spaces and a substantial number of bedrooms allowing for flexibility in use.

Accommodation
The property is entered via a welcoming hallway, from which the principal reception space unfolds. The generous living room provides a versatile setting for both everyday living and entertaining, benefitting from excellent proportions and natural light.

To the rear, a well appointed kitchen/dining room forms the heart of the home, thoughtfully arranged to provide ample preparation space alongside a dedicated dining area. This room offers a practical and sociable layout, with direct access to adjoining accommodation and an outlook over the rear aspect.

The ground floor further comprises three well proportioned bedrooms, offering flexibility for guest accommodation, home working or additional reception space if required. A family bathroom and additional cloakroom complete the ground floor arrangement.

The first floor provides three further bedrooms, each comfortably accommodating double beds and served by a centrally positioned family bathroom. The layout lends itself well to family occupation, with a clear separation between living and sleeping accommodation.

Location
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.

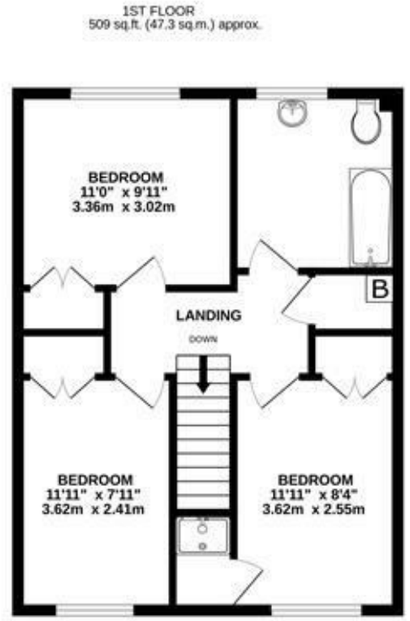
The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

Additional information
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: F
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





TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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