

Cameron

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Pennyroyal Drive, West Drayton, UB7 9GF

- Four bedrooms
- Popular Development
- Walking distance from West drayton station
- Open plan modern kitchen area
- Integrated appliances
- Allocated parking
- En - Suite
- Private Rear Garden
- Double glazed
- Near good local schools

Offers In Excess Of £650,000

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Description

With accommodation laid out across three spacious, light filled levels this four bedroom property provides versatile living space for the modern family,

Accommodation

Providing accommodation that briefly comprises of , entrance hall with built in storage and a ground floor wc, the open plan kitchen is fitted with sleek handle less storage units, ample worktops and integrated appliances, which opens into the family/dining room, to the first floor there is a spacious reception room/bedroom with a Juliet balcony, there is a double bedroom and the fully tiled family bathroom with an enclosed bath, wash basin and WC, to the second floor there are two further double bedrooms both with built in storage and with the main bedroom having the benefit of an en-suite shower room.

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 station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from Crossrail which will place west Drayton within 37minutes of Canary Wharf and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High Street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

Outside

The rear garden has a large patio area leading to the lawn which is enclosed by timber fencing with gated access to two designated parking spaces.

Terms and Notification Of Sale

Tenure: Freehold
Local authority: London Borough Of Hillingdon
Estate charge: Approximately £450 per annum
Council Tax Band: E
Current 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

