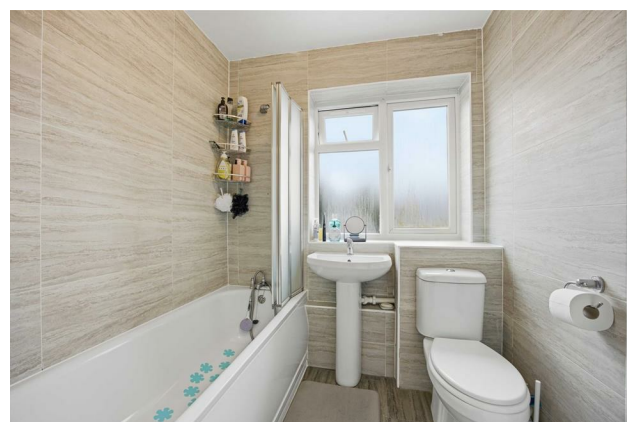




Caroline Close, West Drayton, UB7 7LF

- Two bedroom first floor maisonette (approx. 774 sq ft)
- Spacious lounge/dining room
- Private garden and separate garage
- Private entrance and well balanced layout
- Separate fitted kitchen
- Close to amenities and Elizabeth Line connections

Guide Price £315,000

Description

Tucked away within a quiet residential cul de sac on Caroline Close, this well-presented two bedroom first floor maisonette offers thoughtfully arranged accommodation extending to approximately 774 sq ft, complemented by a private garden and a separate garage. This property features a brand new lease upon completion.

Accommodation

The property is accessed via its own private entrance, with stairs rising to a central landing that provides access to all principal rooms. To the rear, a generous lounge/dining room (16'2" x 11'9") offers an excellent space and natural light.

The kitchen is well proportioned and neatly arranged, providing a good range of wall and base units with space for appliances. There are two well sized bedrooms, including a particularly spacious principal bedroom and a second bedroom ideal as a guest room, nursery or home office. The accommodation is completed by a family bathroom fitted with a three piece suite.

Externally, the property benefits from a private garden, offering valuable outdoor space for a home of this type, as well as a separate garage providing additional storage or secure parking.

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: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: E

Lease term: 125 years remaining upon completion of lease extension

Service charge: £0

Ground rent: £30 per annum

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

