



Great Benty, West Drayton, UB7 7UW

- Over 1,000 sq ft of internal accommodation
- Two spacious double bedrooms
- Generous rear garden with multiple outbuildings
- Off street parking and scope to extend (STPP)
- Nearby Elizabeth Line and local amenities

Guide Price £475,000

Description

A two bedroom semi detached home offering over 1,000 sq ft of well balanced accommodation, set within a residential pocket of West Drayton. The property presents an excellent opportunity to personalise and extend (subject to the usual consents), complemented by a generous rear garden and a range of outbuildings.

Accommodation

The ground floor is arranged around a central entrance hall, leading through to a well proportioned living room (16'5" x 10'6") enjoying views over the rear garden. To the front, a spacious kitchen/breakfast room provides ample room for dining and everyday living, complemented by a separate utility area. A bright conservatory to the rear creates an additional reception space, opening directly onto the garden and offering an ideal setting for entertaining.

Upstairs, the first floor comprises two comfortable double bedrooms, both well-served by a family bathroom and central landing.

Externally, there is a rear garden with a range of outbuildings, including a detached garage and additional storage spaces, provide excellent versatility for workspace or further development potential. The property benefits from off street parking.

Location

West Drayton's position on the western edge of the Capital means that at are superbly placed to access Central London, with frequent services to London Paddington in less than 25 minutes from the West Drayton Main Line station which since upgraded to the Elizabeth Line gives access to Canary Wharf in 37 minutes and providing excellent access to the centre of London with Bond street being approximately 15 minutes journey time. The property also provides easy access to West Drayton, Yiewsley and Uxbridge town centres with their wide range of day to day shops and amenities. There is also excellent access to local bus routes, London international Heathrow airport and the M4, M40 and M25 motorways.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: 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

