



## Bell Avenue, West Drayton, UB7 9LH

- 3/4 bedroom double fronted house
- Kitchen/dining room
- Reception room
- Family bathroom
- No onward chain
- Ample off street parking
- Ground floor bedroom/study
- Three double bedrooms
- Seperate WC
- Versatile accommodation

**Asking Price £525,000**



### Description

This well-proportioned three/four-bedroom house that offers a versatile layout and well proportioned accommodation spanning 1109 square feet. The property features a spacious reception room, and an open plan kitchen/dining room. One of the bedrooms is conveniently located on the ground floor, offering flexibility to be used as an additional reception room or bedroom. The upper floor hosts three generously sized double bedrooms and the family bathroom. The house benefits from a private garden, ample off street parking and has easy access to local amenities, transport links, and schools.

### Accommodation

The property offers very well-proportioned and versatile accommodation comprising, entrance hall with stairs to the first floor. There is a main reception room a second reception/ground floor bedroom, and a kitchen/dining room with fitted units, space for appliances and ample work surfaces.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

### Outside

There is a private garden to the rear of the property that is predominantly laid to lawn with a paved patio area and timber garden shed.

To the front of the property a block paved driveway provides off street parking.

### Situation

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

### Terms and notification of sale

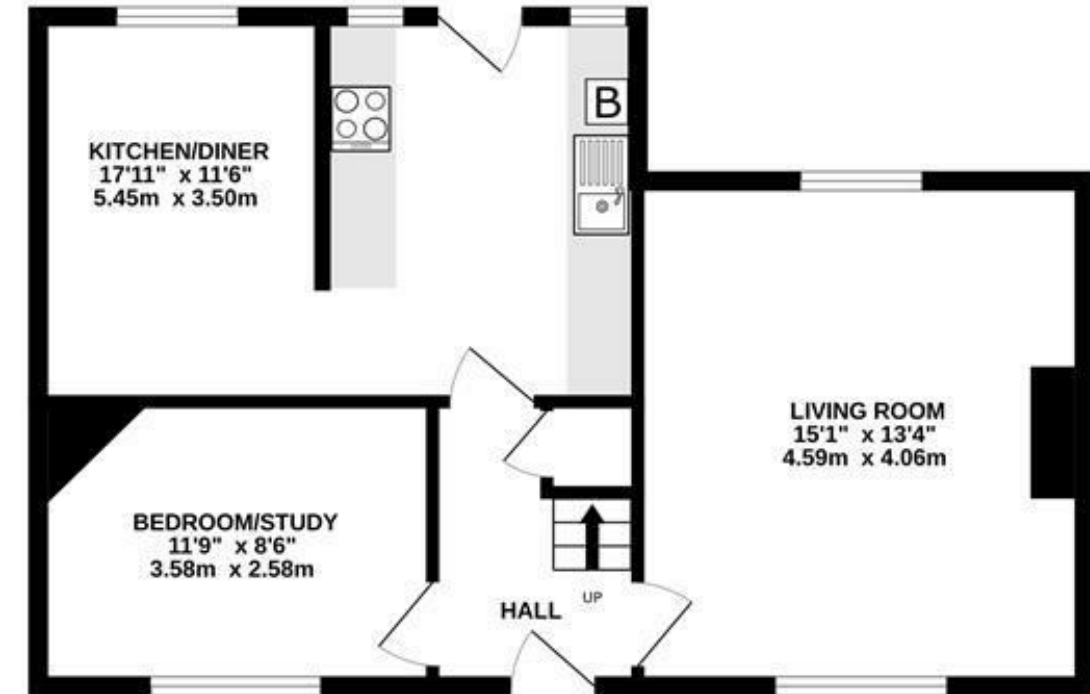
Tenure: Freehold

Local Authority: London Borough of Hillingdon

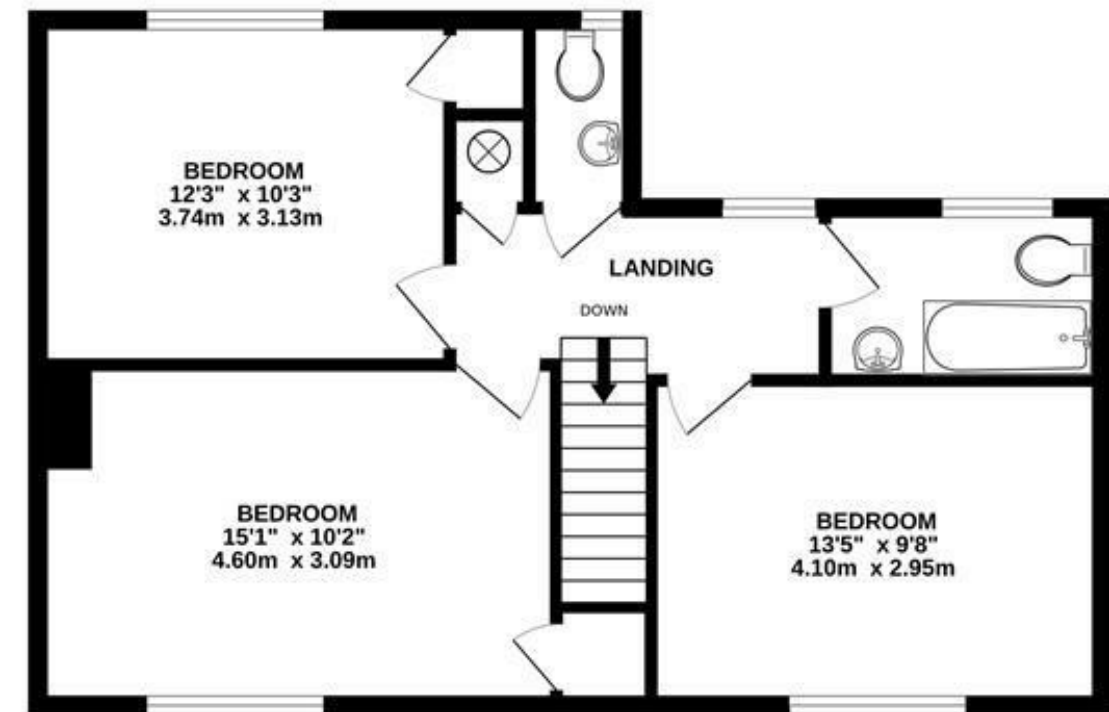
Council Tax Band: D

EPC Rating: tbc

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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### 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