



## Hazel Avenue, West Drayton, UB7 9EN

- Three bedroom semi detached home with character features
- Large rear garden with lawn and patio
- Off-street parking with side access
- Well balanced and light filled accommodation
- Summer house, workshop and covered veranda
- Scope to extend (STPP)

**Guide Price £550,000**

### Description

This charming three bedroom semi detached home located on Hazel Avenue, has been thoughtfully renovated to combine modern style with a real sense of character. The interiors includes tasteful finishes alongside original features that give the property warmth and personality. To the rear, a particularly generous garden provides a wonderful extension of the living space.

### Accommodation

The accommodation is well arranged and flows naturally from a welcoming entrance hall. To the front, a well proportioned reception room enjoys good natural light, creating a comfortable and inviting space for everyday living. To the rear, the kitchen is thoughtfully laid out with a practical layout and direct access to the garden, making it particularly well suited to modern family life.

Upstairs, there are three bedrooms, including two generous doubles and a third room ideal as a child's bedroom, study or dressing room. These are served by a family bathroom.

Externally, the property is further enhanced by a substantial rear garden, which incorporates a covered veranda, summer house and a separate workshop, offering excellent versatility for those working from home or seeking additional entertaining space.

Outside, the property benefits from a particularly generous rear garden, laid to lawn with a paved terrace providing an ideal setting for outdoor dining and entertaining. The space is both private and versatile.

To the front, there is off street parking, along with useful side access leading through to the rear garden.

The property also offers excellent scope for further enlargement, with clear potential to extend to the side, rear and into the loft, subject to the usual planning permissions, allowing an incoming purchaser to tailor the house to their own requirements.

### 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

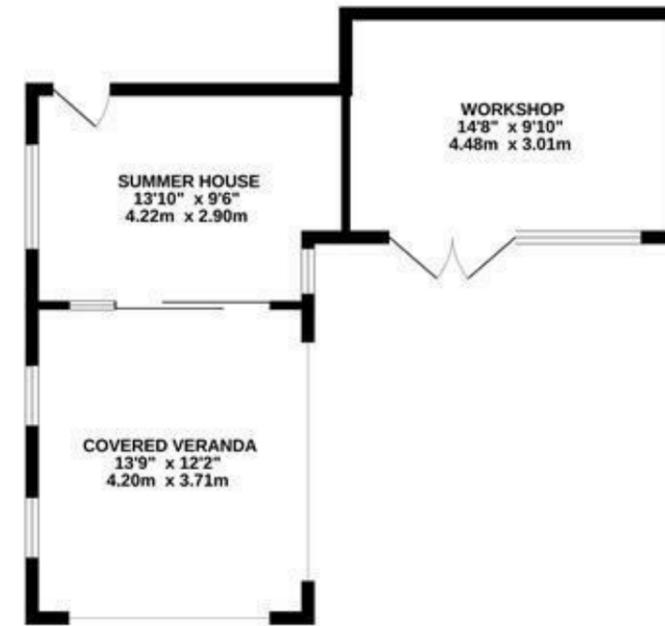
Tenure: Freehold

Local Authority: London Borough of Hillingdon

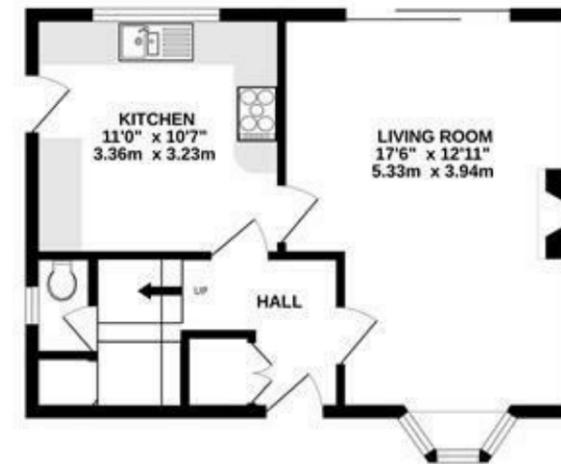
Council Tax: D

EPC Rating:

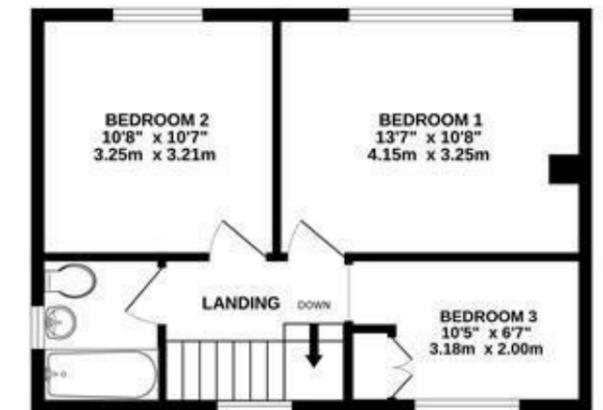
OUTBUILDINGS  
481 sq.ft. (44.7 sq.m.) approx.



GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.2 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