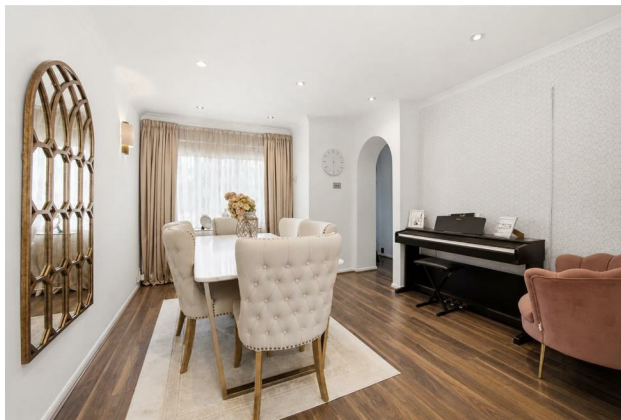




Holly Gardens, West Drayton, UB7 9PE

- Stylish three bedroom family home
- Planning permission granted for fourth bedroom
- Well presented interiors throughout
- Sleek modern kitchen/breakfast room
- External storage cupboard
- Approx. 958 sq. ft. of accommodation
- Rare benefit of four parking spaces.
- Potential to extend (STPP)
- Peaceful West Drayton cul-de-sac
- EV charger

Guide Price £539,000

Description

This beautifully presented three bedroom home offers approximately 958 sq. ft. of well planned accommodation arranged over two floors, set within a popular residential cul de sac. Occupying one of the larger plots within the street, the property has been tastefully maintained and offers bright, stylish interiors, making it an ideal choice for families, first time buyers or those looking for a home with future potential.

The ground floor comprises a welcoming entrance hallway with access to a guest cloakroom/WC, a spacious dining room and a generous living room overlooking the rear garden. The living room provides an attractive and comfortable reception space, with sliding doors opening directly onto the garden and patio area. The kitchen & breakfast room is fitted with a modern range of gloss units, integrated appliances, quartz worktops and excellent preparation space, with room for casual dining.

To the first floor there are three bedrooms, including two well proportioned doubles and a third bedroom which would work well as a child’s room, nursery or home office. The family bathroom is fitted with a modern white suite, including a bath with shower screen, wash basin and WC.

Externally, the property enjoys a private rear garden arranged with a generous patio seating area, lawn, raised planted borders, useful external storage and a garden shed. The garden and shed are both served by external electrical points, adding further practicality for everyday use and outdoor entertaining. To the front and side, the property benefits from four allocated parking spaces, including side access to three of the spaces, along with an electric vehicle charging point.

A particular feature of the home is the planning permission granted to build above the kitchen, offering excellent scope to create an additional fourth bedroom.

Location

Holly Gardens is a well regarded residential cul de sac in West Drayton, offering a pleasant setting with excellent convenience for both commuters and families. The property is positioned approximately a 9minute walk from West Drayton Station, served by the Elizabeth Line, providing fast and direct access into Central London, Canary Wharf and Heathrow Airport. West Drayton High Street is also approximately a 9 minute walk away, offering a range of shops, cafés, restaurants, supermarkets and everyday facilities.

The area is well placed for families, with West Drayton Academy approximately a 4 minute walk away, while the brand new Jubilee Leisure Centre is around a 12 minute walk from the property. For motorists, the location offers convenient access to major road links including the M4, M25 and A40, with Heathrow Airport approximately a 12-minute drive away, while the property remains positioned outside the louder aircraft noise zones.

Combining a quiet residential feel with superb transport connections, local amenities and future potential, Holly Gardens remains a popular choice for buyers seeking comfort and convenience.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: D
EPC Rating: D

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



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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