



Falling Lane, Yiewsley, West Drayton, UB7 8AG

- Stunning two bedroom semi detached home
- Versatile floor plan
- Low maintenance private rear terrace
- No upper chain
- Ample off street parking
- Attractive marble features
- Spacious living accommodation
- Large garage

Asking Price £475,000

Description

This two bedroom characterful premises is complimented by a versatile floorplan and ample off street parking offering commodious living space and prime location.

Accommodation

Providing accommodation that briefly comprises, entrance hall with marble flooring leading onto stairs to the first floor with built in storage underneath, front reception room with double glazed bay window and doors leading to private rear patio terrace, luxurious tiled bathroom suite with tiled standing shower, separate corner bath facing integrated television, W.C. and wash basin with overhead mirror complimented by ambient lighting, the modern kitchen is fitted with a range of storage units and drawers, there are ample work surfaces with an inset gas hob and extractor above, there is also a built in electric oven and integrated dishwasher and double doors which lead onto the private rear terrace and large garage.

To the first floor are two bedrooms, a spacious principle room complimented by ample integrated storage and a second double bedroom.

Outside

There is a secluded, low maintenance private patio to the rear of the property. The front of the property offers ample off street parking for two cars with an additional space available in the garage which is on the left of the property.

Situation

A short drive from West Drayton Main Line Station which can go to Ealing Broadway in under 15 mins and London Paddington in under 25 mins. The Crossrail launch at West Drayton will be on the new Elizabeth underground line; speeding up journeys to Ealing and Paddington and linking West Drayton directly to a large number of stations across London. For example to Tottenham Court Road will take 25 mins and Canary Wharf in under 40 mins. The property also has good access to Heathrow airport, M4 and M25 motorways.

Terms and notification of sale

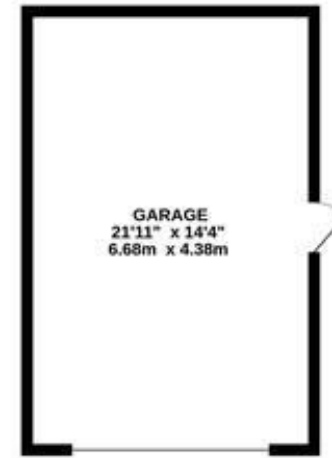
Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: D

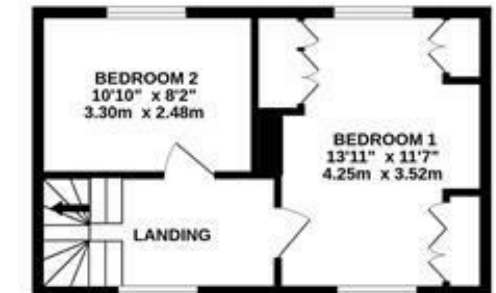
OUTBUILDING
315 sq.ft. (29.2 sq.m.) approx.



GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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