



Briar Way, West Drayton, UB7 9AS

- Two double bedrooms
- Extended to the rear
- Off street parking
- Open plan reception room
- Very well presented
- Mid terrace house
- Modern fitted kitchen
- Attractive rear garden
- Modern shower room
- Sought after location

Offers In Excess Of £450,000

Description

This beautifully presented two-bedroom home has been thoughtfully extended, featuring a stylish refitted kitchen and contemporary shower room, the property offers well-proportioned accommodation, an attractive rear garden and off street parking.

Accommodation

This well presented home provides very well proportioned accommodation. The property is entered via an enclosed porch which leads into a welcoming entrance hall, complete with built-in storage and stairs rising to the first floor. To the rear, an extended open-plan reception room provides ample space for both living and dining, featuring a front aspect double-glazed window and double-glazed doors that overlook and open onto the attractive rear garden.

The recently refitted kitchen offers a comprehensive range of storage units and drawers, generous worktop space including a breakfast bar, and space for appliances. A double-glazed door also provides direct access to the rear garden.

Upstairs, the first floor comprises two spacious double bedrooms and a contemporary shower room, all finished to a high standard.

Outside

There is an attractive garden to the rear of the property with a paved patio area and two brick built storage sheds.

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

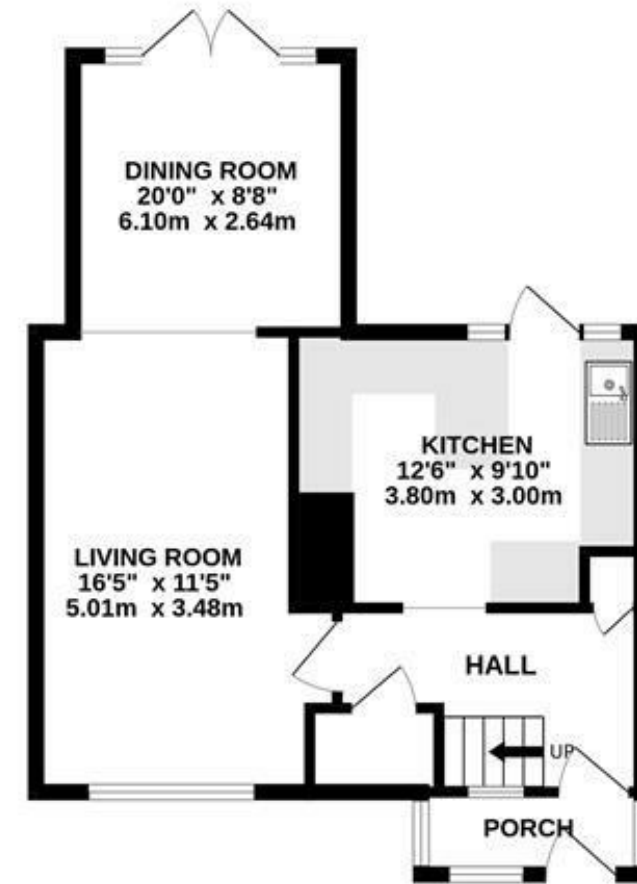
Tenure: Freehold

Local Authority: London Borough of Hillingdon

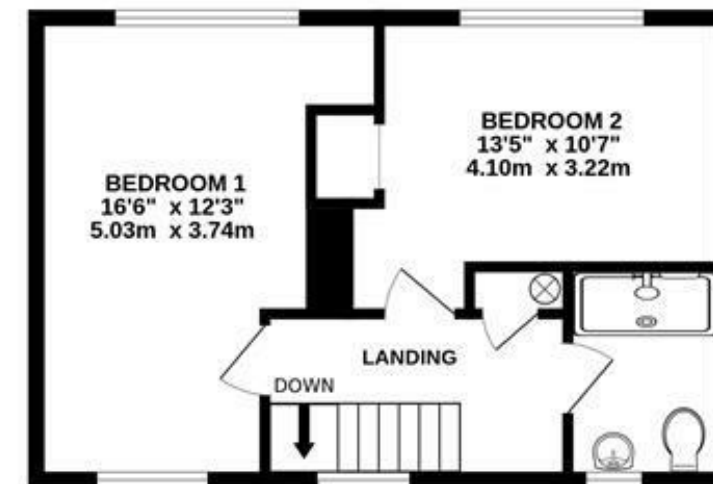
Council tax band: D

EPC rating: B

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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