

## Thornton Avenue, West Drayton, UB7 9JU

- Three bedrooms
- No onward chain
- Double garage
- Well located for transport
- Double glazing
- Semi detached house
- Off street parking
- Private rear garden
- Close to West Drayton Station
- Freshly presented

**Offers In Excess Of £450,000**

### Description

A well-presented three-bedroom traditional home. Offered for sale with no upward chain, the property provides spacious and well-maintained accommodation, making it ready for immediate occupation

### Accommodation

The accommodation briefly comprises an entrance hall with stairs rising to the first floor and useful under-stairs storage. There is a front reception room with a double glazed window to the front aspect. The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating an inset sink, space for appliances and a stainless steel extractor hood. A double glazed window to the rear and a door provide access to the rear garden.

The bathroom comprises an enclosed bath, separate shower cubicle, wash hand basin, WC and a double glazed window to the rear.

To the first floor, there are three well-proportioned bedrooms.

### Outside

There is an enclosed garden to the rear of the property with a paved patio area, to the front there is 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

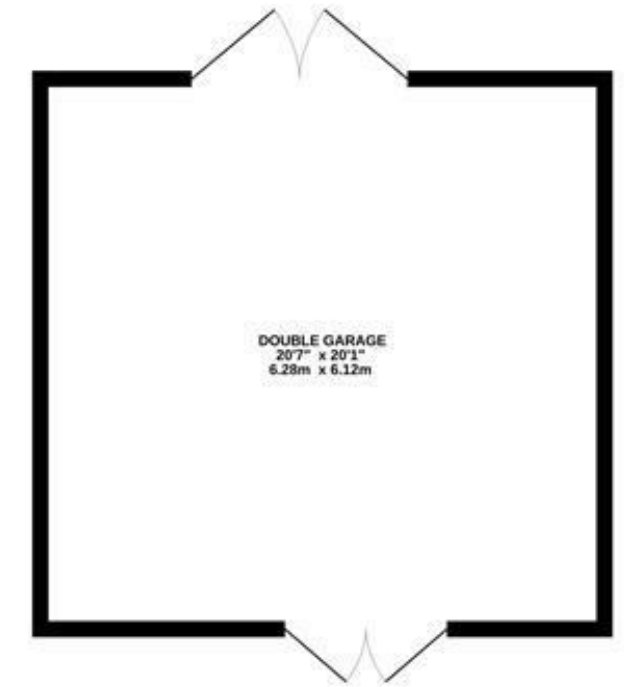
Council Tax Band: D

Current EPC Rating: D

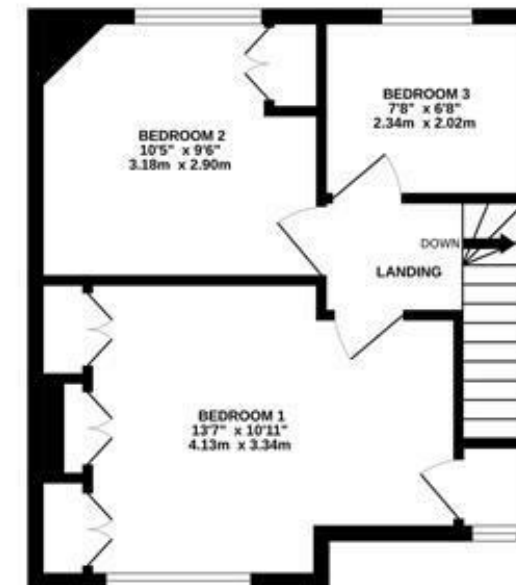
GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



OUTBUILDING  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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