



## Yew Avenue, Yiewsley, West Drayton, UB7 8PB

- Three bedroom residence
- Private front & rear garden
- Vacant possession
- Off-street parking
- Opportunity to extend STPP
- Ready to move in

**Offers In Excess Of £485,000**

### Description

This exceptional property offering generous accommodation and extensive rear garden. Complimented by private front lawn and ample off street parking, this three bedroom semi detached property is the ideal family home.

### Accommodation

The accommodation briefly comprises of entrance hallway, downstairs W.C, seperate dining area, 14 x 11 living room, kitchen fitted with a range of storage units and drawers, there is space for appliances, space for a range cooker with extractor hood above and ample work surface with an inset stainless steel sink.

The first floor provides two double bedrooms and a third bedroom, family bathroom including panel enclosed bath with mixer taps and wall mounted shower attachment, vanity wash hand basin and W.C. and seperate storage cupboard.

### Outside

This property has an extensive, private rear garden and off-street parking out the front.

### Situation

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease, with frequent services to London Paddington in less than 25 minutes from West Drayton's Mainline Station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

### Terms and notification of sale

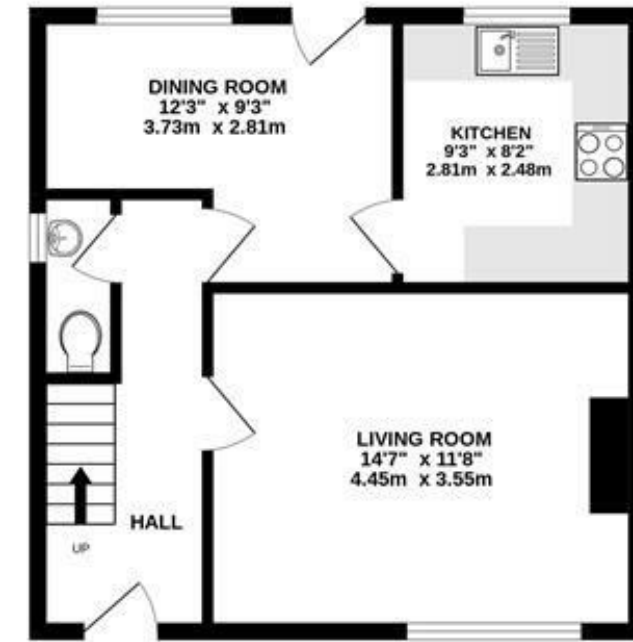
Tenure: Freehold

Local Authority: London Borough of Hillingdon

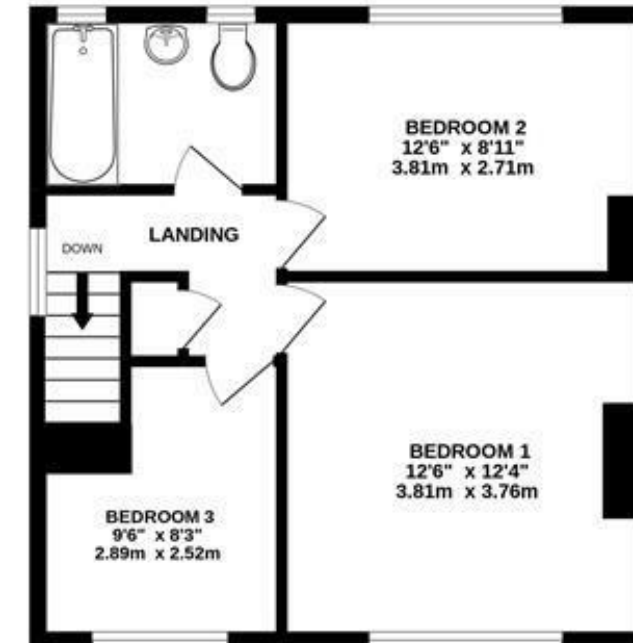
Council Tax Band: D

EPC Rating: D

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



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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