



## The Green, West Drayton, UB7 7PW

- Detached House
- Three bedrooms
- Utility room
- No onward chain
- Overlooking The Green
- Extended kitchen/dining room
- Off street parking
- Attractive rear garden

**Asking Price £595,000**

Description

Ideally situated with views over The Green, this attractive detached home is available with no onward chain.

Accommodation

The accommodation briefly comprises an entrance porch opening into the entrance hall, which features stairs to the first floor and an understairs storage cupboard. The front reception room enjoys a bay window overlooking The Green, fitted with double-glazed sash-style windows. The extended kitchen/dining room overlooks and opens onto the rear garden and is fitted with a very good range of modern units and drawers with ample wooden work surfaces. There is a range cooker with extractor hood above, a rear-aspect double-glazed bay window, and doors opening onto the garden. A separate utility room provides space for appliances, fitted storage cupboards, additional work surfaces, a wall-mounted boiler, and a double-glazed door to the side.

To the first floor, there are three bedrooms. The primary bedroom features a bay window overlooking The Green with sash-style double-glazed windows. Bedroom two includes a range of fitted wardrobes and a double-glazed window overlooking the rear garden. Bedroom three is a single room with a sash-style double-glazed window overlooking The Green. The bathroom is fully tiled and fitted with an enclosed bath with shower over and a wash basin, and there is a rear-aspect double-glazed window. A separate WC completes the accommodation.

Outside

There is an attractive rear garden with mature shrubs and trees. To the front there is an area of garden and hard standing providing off street parking. The Green operates residents permit parking, with up to 5 resident permits available.

Situation

Positioned within the sought after location of The Green in West Drayton offering all the benefits of being situated close to West Drayton High Street and West Drayton mainline station, whilst enjoying this idyllic setting. There is access to the nearby Heathrow International Airport and Stockley Business Park and excellent road communications with the M4, M40 and M25 in close proximity. Southlands Arts Centre is a short walk away and the new Platinum Jubilee leisure centre which is due to open shortly is also nearby.

Terms and notification of sale

Tenure: Freehold  
Local Authority: London Borough of Hillingdon  
Council Tax: E  
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

