



## Colham Avenue, Yiewsley, West Drayton, UB7 8HF

- Attractive period home
- Two/three bedrooms
- Large fitted kitchen
- Double glazed windows
- Semi detached
- Open plan living/dining room
- Close to West Drayton station
- Well proportioned accommodation

**Asking Price £507,500**



Description

This attractive period halls-adjoining three-bedroom home offers a wonderful blend of space, and convenience. Well-proportioned throughout, the property provides flexible living accommodation, complemented by a superb private rear garden.

Accommodation

The property offers well-appointed accommodation comprising:

A welcoming entrance hall with stairs rising to the first floor. The open-plan reception room provides generous living and dining space, featuring a bay window to the front aspect and an attractive feature fireplace, creating a warm and inviting atmosphere.

The kitchen is fitted with a comprehensive range of base and eye-level units, complemented by ample work surfaces, an inset sink, electric hob, and a fitted electric oven. There is additional space for appliances, with double glazed windows to the side and rear aspects, and a door leading to the rear garden.

To the first floor, the property offers two spacious double bedrooms and a versatile study/third bedroom, ideal for use as a home office or nursery.

The generously proportioned bathroom features a panel-enclosed bath with shower over, a separate shower cubicle, vanity wash basin, and WC.

Outside

The property boasts an attractive rear garden, mainly laid to lawn and bordered by a variety of mature flowers and shrubs. A large paved patio area offers an ideal space for outdoor dining and entertaining.

To the front, there is a well-maintained front garden, with side access leading to the rear of the property.

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: 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



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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