



Heather Lane, Yiewsley, West Drayton, UB7 8AL

- Three bedroom end of terrace family home
- Two spacious double bedrooms on first floor
- Substantial private rear garden with useful outbuilding
- Approximately 1,003 sq ft of versatile accommodation
- Ground floor bedroom with adjoining wet room
- Quiet residential location with convenient residents' parking

Guide Price £485,000

Description

Situated in a quiet residential setting, this three bedroom end of terrace house offers approximately 1,003 sq. ft. of well proportioned accommodation, complemented by a particularly generous rear garden, a private front garden and residents' parking.

The property provides versatile accommodation arranged over two floors, with the added benefit of a ground floor bedroom and adjoining wet room, making it suitable for a variety of household requirements.

The ground floor accommodation is accessed via an entrance hallway, which leads through to a spacious living room measuring approximately 16'7" x 10'3". The room enjoys a front aspect, with ample space for comfortable seating and additional furnishings.

The kitchen measures approximately 14'11" x 10'7" and is fitted with a range of traditional units, work surfaces and integrated cooking appliances, together with space for further freestanding appliances. A door provides access to the side of the property.

To the rear, a third bedroom measuring approximately 11'9" x 10'11" benefits from French doors opening directly onto the garden. An adjoining wet room provides additional convenience and offers flexibility for those requiring bedroom accommodation on the ground floor.

The first floor comprises two particularly generous double bedrooms, measuring approximately 16'8" x 10'2" and 13'5" x 10'3" respectively. Both rooms benefit from natural light and offer ample space for bedroom furniture. A family bathroom, fitted with a bath, wash basin and WC, completes the accommodation.

Outside

The property benefits from a private front garden, enclosed by a low brick boundary wall, together with a substantial rear garden that represents one of the property's principal features.

The rear garden provides an extensive outdoor space with established planting, mature shrubs, areas of lawn and a paved pathway. A patio adjoining the house offers space for outdoor furniture, while the generous overall proportions provide considerable scope for buyers wishing to make greater use of the garden.

A separate brick built outbuilding provides useful additional storage.

Residents' parking is available within the surrounding residential area.

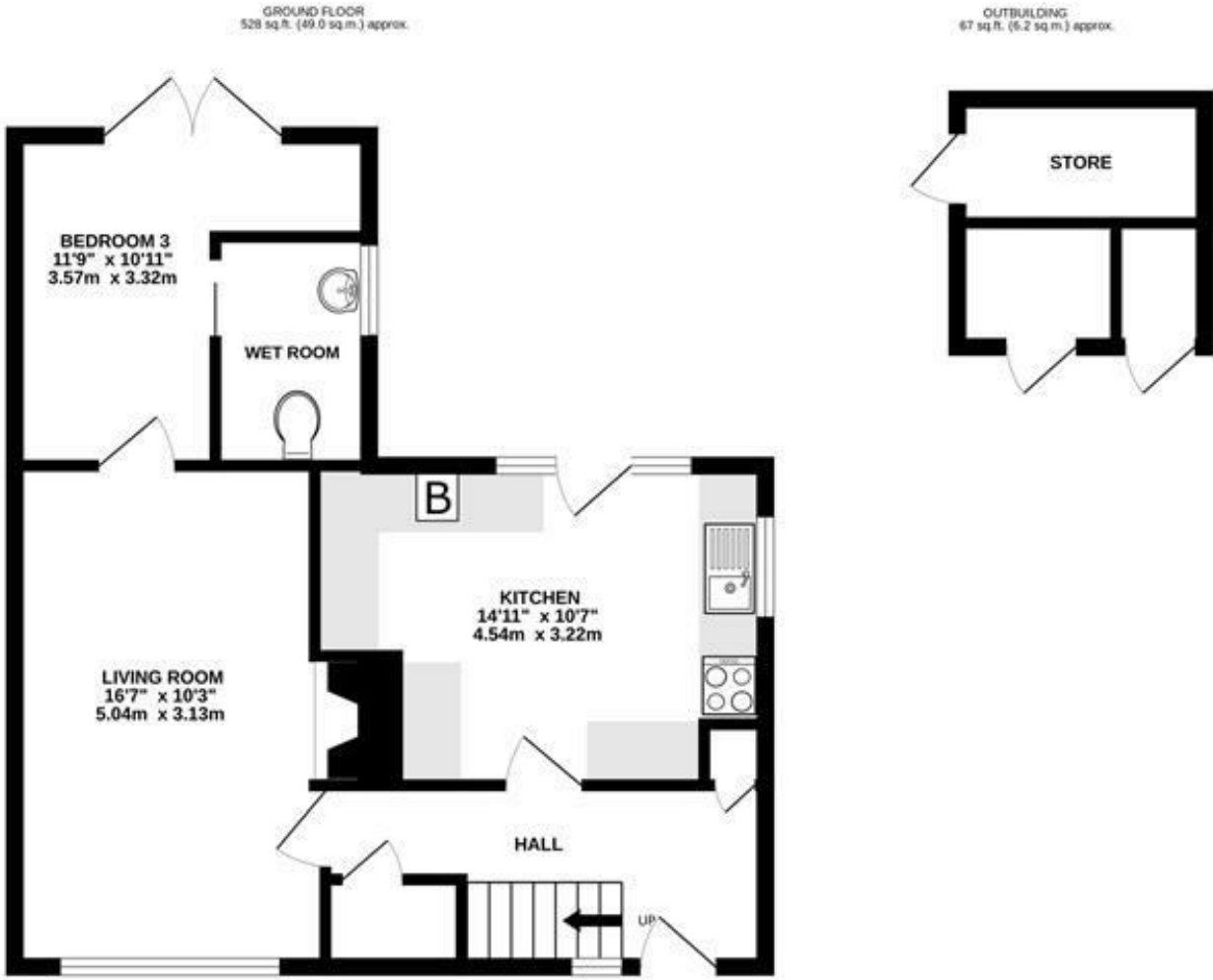
Location

Heather Lane is a quiet residential road in West Drayton, conveniently positioned for local shops, schools and everyday amenities. West Drayton High Street offers a range of independent retailers, supermarkets, cafés and restaurants, while the nearby Elizabeth Line station provides direct services towards central London, including Paddington, Bond Street and Liverpool Street.

The area also benefits from convenient access to the M4 and M25 motorways, Heathrow Airport and the wider transport network.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: D
EPC Rating:



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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