



Edgar Road, Yiewsley, West Drayton, UB7 8HW

- Semi detached Period home
- Sought after location
- In need of some modernisation
- Superb rear garden
- Double glazed sash style windows
- Three spacious bedrooms
- Well proportioned accommodation
- Two reception rooms
- Spacious kitchen
- Gas central heating

Asking Price £500,000

Description

This attractive period halls-adjoining three-bedroom home offers a blend of character, space, and convenience. Well-proportioned throughout, and with a superb private rear garden

Accommodation

Providing accommodation that briefly comprises of: entrance hall, front reception room with bay window and fireplace, dining room with under stairs storage and door to the kitchen, which consists of a range of base and eye level units, ample work surfaces with an inset sink and inset gas hob with extractor above, there are integrated appliances to include, oven, washing machine, dishwasher and fridge/freezer there is an inner lobby leading to the ground floor WC, there is also a double glazed stable door leading to the garden. To the first floor there are three well proportioned bedrooms and bathroom.

Outside

There is a large attractive rear garden and a small area of garden to the front.

Situation

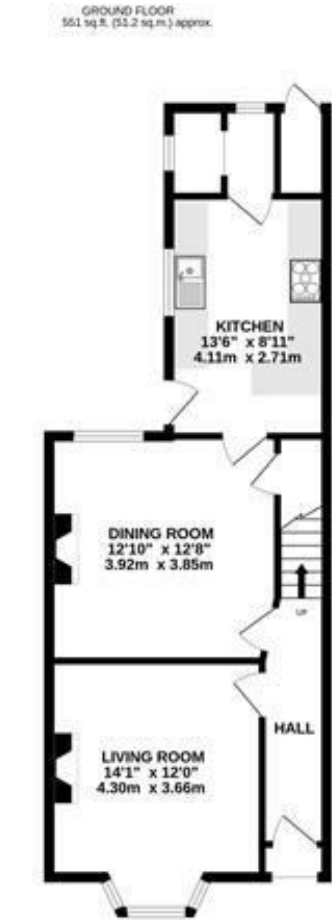
West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services 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

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 : 1075 sq.ft. (99.9 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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