

New Garden Drive, West Drayton, UB7 7JB

- Two double bedrooms
- Allocated parking
- Pleasant Cul-De-Sac location
- Open plan reception room
- Double glazed windows
- Staggered terraced house
- Low maintenance rear garden
- Easy access to West Drayton Station
- Kitchen/breakfast room
- Gas central heating

Asking Price £425,000

GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

Description

A well-presented home, offering two double bedrooms, a spacious reception room, a kitchen/breakfast room, a low-maintenance rear garden, and allocated parking.

Accommodation

The accommodation briefly comprises an entrance lobby with a door opening into the spacious reception room, which benefits from a double-glazed window and stairs rising to the first floor. The kitchen/breakfast room is fitted with a range of storage units and drawers, offering ample work surfaces, space for a washing machine and fridge freezer, and an integrated electric oven with gas hob above and extractor over. A double-glazed window overlooks the rear garden, while a double-glazed door provides direct access to the garden.

To the first floor, the landing provides access to the loft space. There are two generous double bedrooms, both benefitting from double-glazed windows. The bathroom is fitted with an enclosed bath with shower over, wash basin and WC, and includes a built-in storage cupboard housing the hot water tank.

Outside

To the rear of the property is a private garden, fully paved to provide a low-maintenance outdoor space. To the front, there is a small garden area featuring a variety of established shrubs,

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

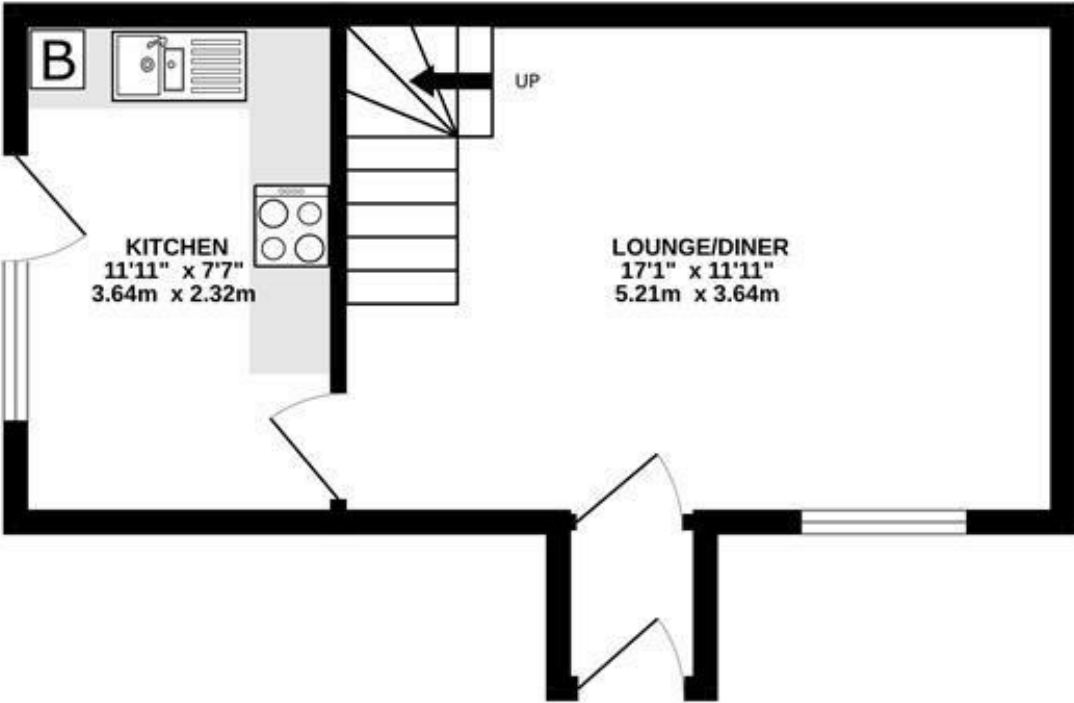
Terms and notification of sale

Tenure: Freehold

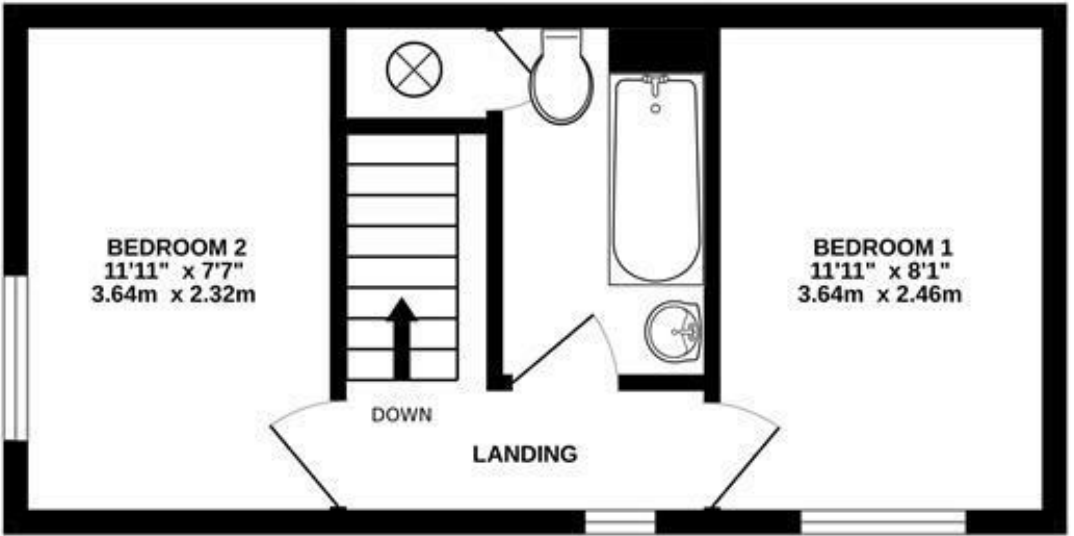
Local authority: London Borough Of Hillingdon

Council Tax Band: D

Current EPC Rating: C



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



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 : 598 sq.ft. (55.6 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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