



## Otterfield Road, Yiewsley, West Drayton, UB7 8PF

- Three bedroom semi detached home arranged over two floors
- Large rear garden with useful outbuilding to the rear
- Separate living and dining rooms with flexible living space
- Offered for sale with vacant possession and no onward chain
- Off street parking to the front of the property
- Close to local amenities and the Elizabeth Line at West Drayton Station

**Guide Price £500,000**

### Description

A well presented three bedroom semi detached home offering balanced family accommodation across two floors, complemented by a generous rear garden, off street parking and vacant possession. Situated on a well established residential road in West Drayton, the property is conveniently positioned for local amenities, schools and excellent transport connections including the Elizabeth Line.

### Accommodation

The ground floor provides a practical and well proportioned layout, with a bright front reception room featuring a bay window, leading through to a separate dining room overlooking the rear garden. The kitchen is positioned to the rear of the house and offers direct access outside. A guest cloakroom/WC completes the ground floor accommodation.

To the first floor are three bedrooms and a family bathroom. The principal bedroom spans the full width of the front of the house, while the second bedroom benefits from fitted storage. The third bedroom would suit a childrens room, study or nursery.

Externally, the property enjoys a particularly good sized rear garden with an outbuilding providing useful additional storage or workshop space. To the front, there is off street parking.

### Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

### Additional information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D

EPC Rating: D

GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



OUTBUILDING  
315 sq.ft. (29.3 sq.m.) approx.



FIRST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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### IMPORTANT NOTICE

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