

















Hawthorne Crescent, West Drayton, UB7 9PB

- Three bedroom end of terrace family home
- Driveway with attached single garage
- Excellent renovation and modernisation opportunity
- Over 1,100 sq. ft. of accommodation
- Private rear garden with outbuildings
- Quiet West Drayton residential location

Guide Price £500,000

Description
Tucked away within a peaceful residential setting, this substantial three bedroom end of terrace home presents a rare opportunity to acquire a property of genuine potential. Extending to approximately 1,112 sq. ft., the house offers generous proportions throughout and provides the perfect blank canvas for buyers looking to modernise and create a home tailored to their own tastes and lifestyle.

Occupying a generous plot, the property benefits from a private driveway leading to an attached garage, offering off street parking and excellent storage or future conversion potential, subject to the usual consents.

To the rear, the garden is a particular highlight. Enjoying a high degree of privacy and a wonderfully quiet setting, the space is predominantly laid to lawn with a patio seating area ideal for outdoor dining and entertaining. A selection of useful outbuildings provides additional storage, making the garden as practical as it is appealing.

While the property would benefit from refurbishment throughout, its size, layout and secluded position offer exceptional scope for improvement and long term value.

The ground floor is arranged around a welcoming entrance hall with a cloakroom/WC and staircase rising to the first floor. To the front of the property is a well proportioned living room measuring 15'10" x 11'5", offering an excellent reception space for everyday family living.

To the rear, the spacious 14'8" kitchen/dining room provides ample room for dining and entertaining whilst overlooking the garden and leads seamlessly into a bright conservatory, creating an additional reception area with direct access to the outside space.

Beyond the kitchen is a useful utility room providing further storage and laundry facilities, together with internal access to the attached garage, offering excellent versatility for storage, parking or potential conversion (subject to the necessary permissions).

The first floor comprises three bedrooms, including two generous double bedrooms and a well proportioned single bedroom, ideal as a child's room, home office or nursery. These are served by a family bathroom and separate WC.

In total, the accommodation extends to approximately 1,112 sq. ft. (103.3 sq. m.), providing well balanced living space with significant potential for enhancement.

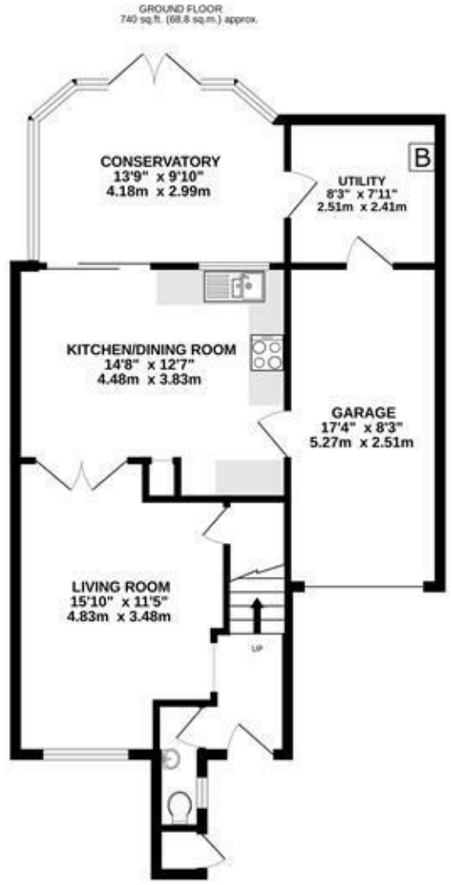
Hawthorne Crescent is a quiet and well-established residential road in West Drayton, favoured for its peaceful surroundings while remaining exceptionally convenient for everyday amenities.

West Drayton town centre offers a range of shops, cafés and supermarkets, whilst The Elizabeth Line provides fast and direct services into Central London, Canary Wharf and Heathrow, making the area increasingly popular with commuters. The property is also well positioned for the M4, M25 and M40 motorway networks, as well as Heathrow Airport.

Additional information
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: E
EPC Rating: C

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 : 1112 sq.ft. (103.3 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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