



## Almond Avenue, West Drayton, Middlesex, UB7 9EL

- Three bedroom family home
- Large private rear garden
- Well presented
- En-suite shower room
- Modern fitted kitchen
- Semi detached
- Off street parking
- No upper chain
- Ground floor bathroom
- Spacious accommodation

**Asking Price £535,000**

Cameron Estate Agents  
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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

Providing well proportioned accommodation, with an attractive rear garden and off street parking.

**Accommodation**

The accommodation briefly comprises an entrance porch leading into the hallway with stairs to the first floor, a spacious reception room with double-glazed windows to both the front and rear aspects, and a modern fitted kitchen featuring a range of storage units and drawers, an integrated fridge-freezer, electric oven with gas hob and extractor hood above, inset sink with tiled splashback, and space for a dishwasher, with double-glazed windows to the rear and side. The ground floor also includes a bathroom fitted with an enclosed bath, pedestal wash basin, WC, tiled walls, and a side aspect double-glazed window. To the first floor, there are three bedrooms, with the principal bedroom benefiting from an en-suite shower room.

**Outside**

There is an attractive rear garden which is mainly lawn with a covered decked area, paved patio and garden shed.

To the front a gravel driveway provides off street parking.

**Situation**

Situated in the sought-after area of West Drayton, this home benefits from excellent transport links, including easy access to the M4 and M25 motorways. The nearby West Drayton train station that operates the Elizabeth Line, PROVIDING regular services to London, making it ideal for commuters. Local amenities, including shops, restaurants, and schools, are within close proximity, ensuring convenience for everyday needs.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

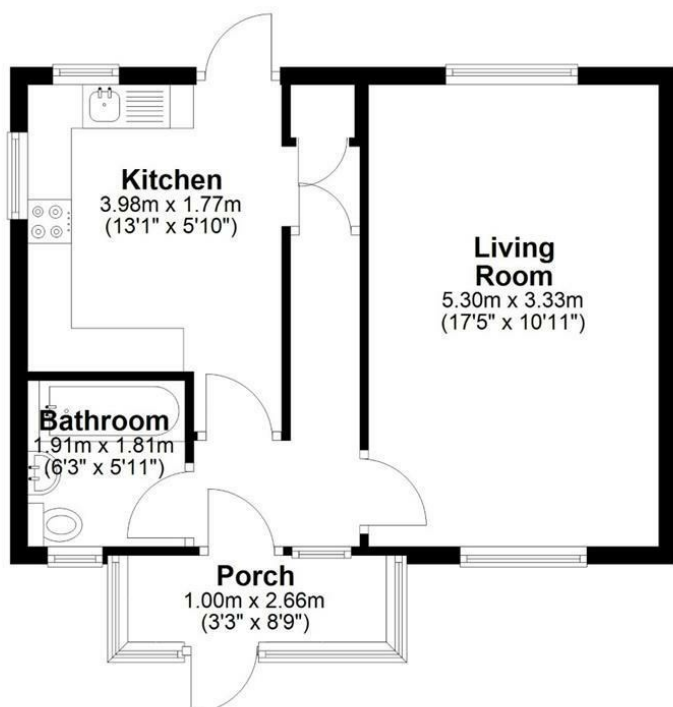
EPC Rating: C

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 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 contract

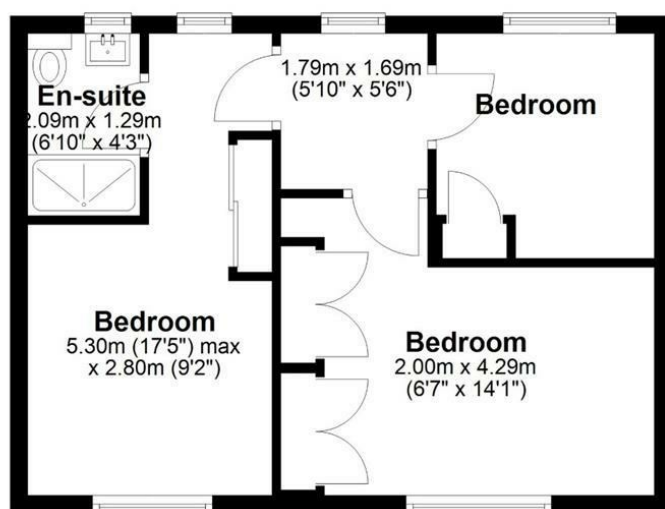
### Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



### First Floor

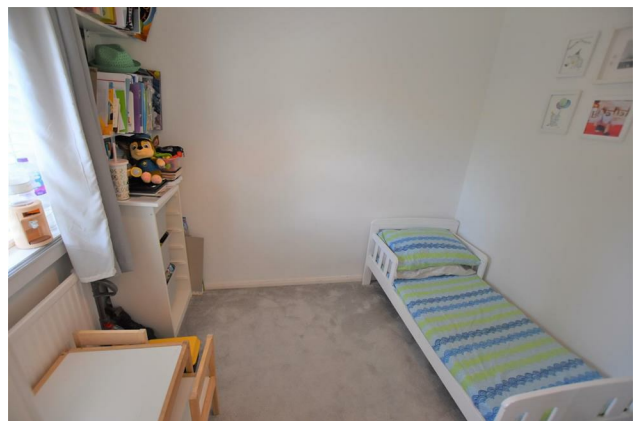
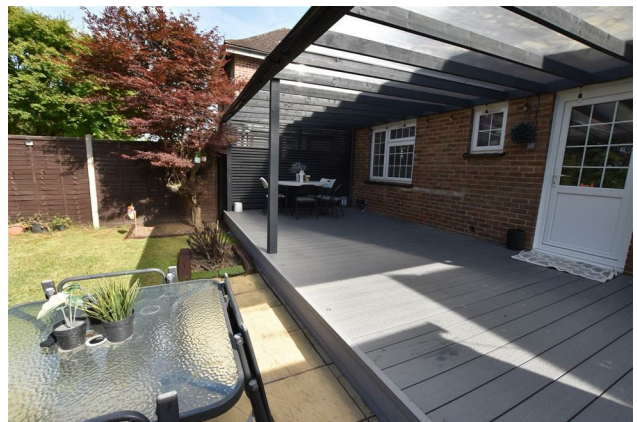
Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 79.0 sq. metres (850.2 sq. feet)



# Cameron



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