



## Appletree Avenue, Yiewsley, West Drayton, UB7 8BY

- Three Bedrooms
- Driveway
- Double Glazed
- Potential To Extend Further (STPP)
- Front & Rear Garden
- Freehold
- Near Local Schools
- Convenient Location
- Good Condition Throughout
- Outdoor Storage Units

**Asking Price £465,000**



### Description

Positioned in a sought after location, this well maintained family home offers generous space with the potential to extend further (STPP).

### Accommodation

Providing accommodation that briefly comprises of a downstairs family bathroom, spacious reception room, well maintained kitchen with integrated appliances and access to rear garden. The first floor comprises of two double bedrooms and one single bedroom.

### Outside

The property comes with driveway and front and rear garden which are both laid to lawn. There is also separate patio area and built in outdoor storage units.

### Situation

A short drive from West Drayton Main Line Station which can go to Ealing Broadway in under 15 mins and London Paddington in under 25 mins. Once the Crossrail upgrade is complete West Drayton will be on the new Elizabeth underground line; speeding up journeys to Ealing and Paddington and linking West Drayton directly to a large number of stations across London. For example to Tottenham Court Road will take 25 mins and Canary Wharf in under 40 mins. The property also has good access to Heathrow airport, M4 and M25 motorways.

### Terms and Notification Of Sale

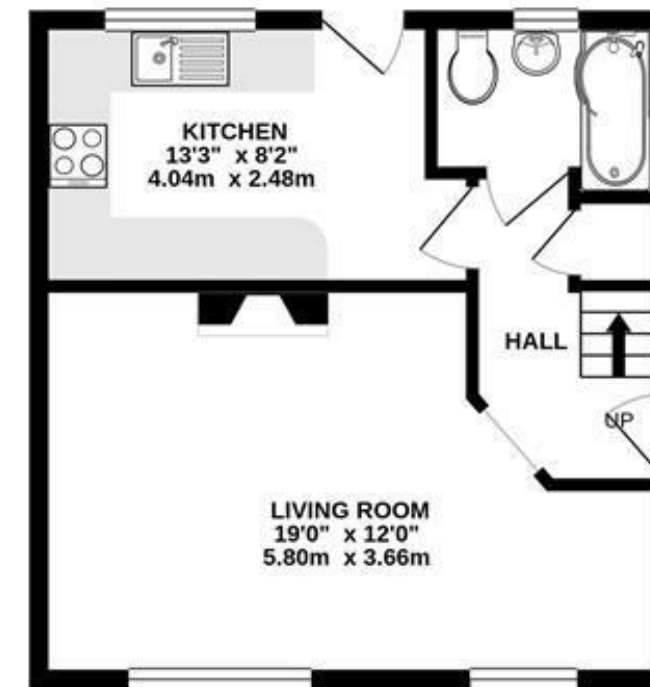
Tenure: Freehold

Local Authority: London Borough of Hillingdon

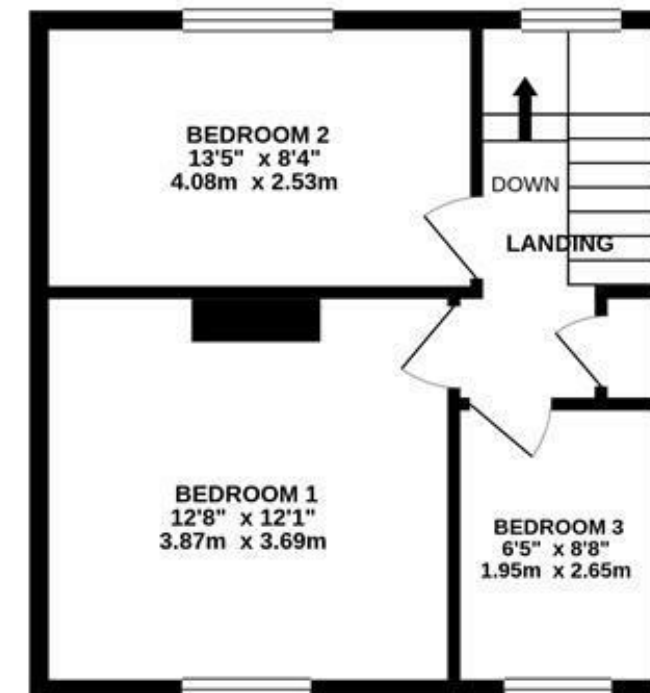
Council Tax: D

EPC Rating: D

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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

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