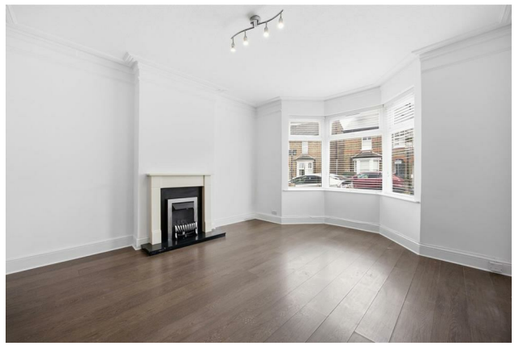
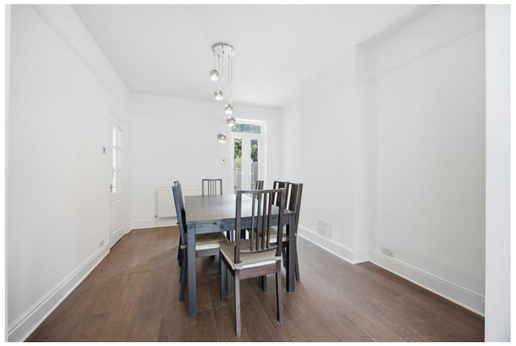
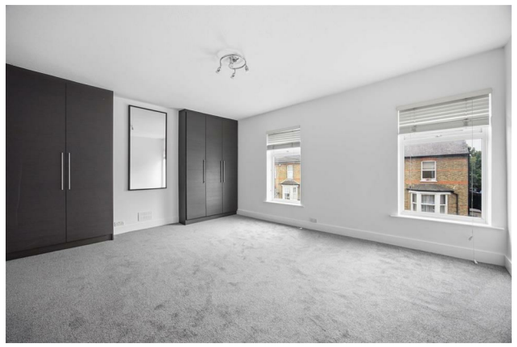










Furzeham Road, West Drayton, UB7 9DD

- Recently refreshed throughout by the current owner
- Three generous and well proportioned bedrooms
- Landscaped rear garden with patio seating
- Spacious 1,157 sq. ft. family accommodation
- Two versatile reception rooms for entertaining
- Sought after West Drayton residential location

Asking Price £525,000

Description
Situated on Furzeham Road, this attractive semi detached home has been thoughtfully refreshed by the current owner, creating a bright and welcoming interior that is ready for immediate occupation. Combining generous proportions with a practical layout, the property extends to over 1,100 sq. ft., making it an ideal purchase for growing families, first time buyers seeking long term space, or those looking to upsize within the area.

The accommodation flows naturally throughout, with spacious reception rooms and well proportioned bedrooms complemented by a generous rear garden, offering an excellent balance of indoor and outdoor living.

The entrance hall provides access to all principal ground floor rooms together with the staircase to the first floor.

To the front of the property sits an elegant living room, centred around a charming bay window which fills the room with natural light and creates an excellent entertaining or family space.

Positioned to the rear is a well proportioned dining room, offering ample space for formal dining whilst enjoying views over the rear garden.

Beyond the dining room is a generous kitchen, providing an excellent range of workspace and storage together with direct access to the garden, making it perfectly suited to modern family life.

The first floor comprises three bedrooms and the family bathroom.

The principal bedroom is an impressive double room measuring approximately 16'11" x 13'0", benefiting from fitted wardrobes and an abundance of natural light.

Bedroom Two is another generous double bedroom, whilst Bedroom Three provides an ideal children's bedroom, nursery or home office. These rooms are served by the family bathroom.

The rear garden provides an excellent extension of the living accommodation and has been designed with both families and entertaining in mind. A paved patio offers the perfect setting for outdoor dining and summer gatherings, whilst the remainder of the garden is predominantly laid to lawn.

Furzeham Road is a well established residential address within West Drayton, ideally positioned for everyday convenience. The property enjoys easy access to a range of local shops, schools and recreational facilities, whilst West Drayton station (Elizabeth Line) provides fast and direct connections into Central London, Canary Wharf and Heathrow Airport. The nearby M4, M25 and A40 also offer excellent road links for commuters.

Additional accommodation
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: D
EPC Rating: D



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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

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