



## Great Benty, West Drayton, UB7 7UW

- Over 1,000 sq ft of internal accommodation
- Two spacious double bedrooms
- Generous rear garden with multiple outbuildings
- Off street parking and scope to extend (STPP)
- Nearby Elizabeth Line and local amenities

**Guide Price £475,000**

### Description

A two bedroom semi detached home offering over 1,000 sq ft of well balanced accommodation, set within a residential pocket of West Drayton. The property presents an excellent opportunity to personalise and extend (subject to the usual consents), complemented by a generous rear garden and a range of outbuildings.

### Accommodation

The ground floor is arranged around a central entrance hall, leading through to a well proportioned living room (16'5" x 10'6") enjoying views over the rear garden. To the front, a spacious kitchen/breakfast room provides ample room for dining and everyday living, complemented by a separate utility area. A bright conservatory to the rear creates an additional reception space, opening directly onto the garden and offering an ideal setting for entertaining.

Upstairs, the first floor comprises two comfortable double bedrooms, both well-served by a family bathroom and central landing.

Externally, there is a rear garden with a range of outbuildings, including a detached garage and additional storage spaces, provide excellent versatility for workspace or further development potential. The property benefits from off street parking.

### Location

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London, with frequent services to London Paddington in less than 25 minutes from the West Drayton Main Line station which since upgraded to the Elizabeth Line gives access to Canary Wharf in 37 minutes and providing excellent access to the centre of London with Bond street being approximately 15 minutes journey time. The property also provides easy access to West Drayton, Yiewsley and Uxbridge town centres with their wide range of day to day shops and amenities. There is also excellent access to local bus routes, London international Heathrow airport and the M4, M40 and M25 motorways.

### Additional information

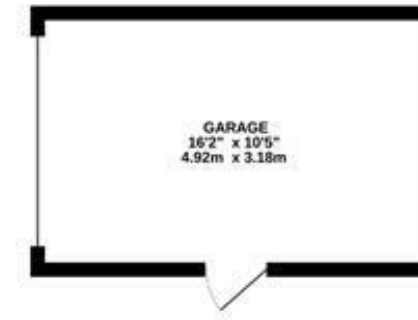
Tenure: Freehold

Local Authority: London Borough of Hillingdon

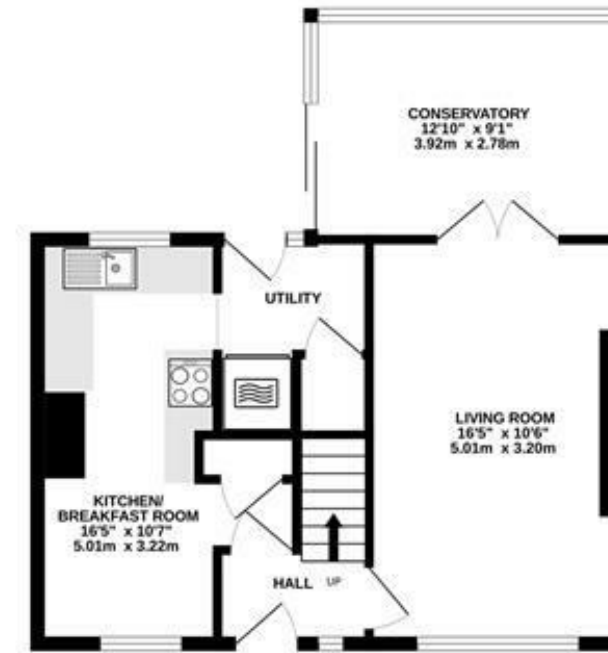
Council Tax: D

EPC Rating: C

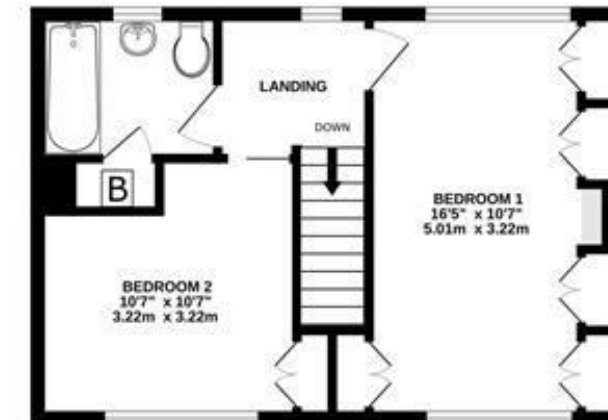
OUTBUILDING  
169 sq.ft. (15.7 sq.m.) approx.



GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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