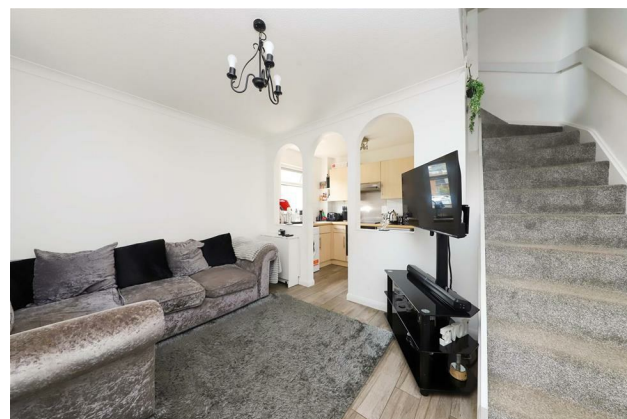




Pippins Close, West Drayton, UB7 7XH

- Chain free
- One bedroom house
- Quiet cul-de-sac location
- 0.5 miles from West Drayton station
- Freehold
- Allocated parking
- Private garden
- Great condition throughout

Guide Price £285,000

Description

Cameron are delighted to present this one-bedroom freehold house set in a quiet cul-de-sac in West Drayton, offering well-proportioned accommodation over two floors. The property features a living room, kitchen, double bedroom and bathroom, along with a private garden, storage shed and an allocated parking space. Conveniently located for local amenities and excellent transport links, including the Elizabeth Line.

Accommodation

The ground floor comprises a bright living room measuring approximately 12’10” x 9’10”, providing a comfortable space for both seating and dining. To the rear of the property is a kitchen measuring approximately 9’3” x 5’5”, offering a practical layout with worktop and storage space. Stairs from the living room lead to the first floor.

On the first floor, a central landing provides access to a double bedroom measuring approximately 10’11” x 9’3”, which benefits from good natural light and space for bedroom furniture. Also located on this level is a bathroom fitted with a bath, wash hand basin and WC.

The total floor area is approximately 399 sq. ft. (37.0 sq. m.), making this an efficient and well-laid-out home

Outside

Externally, the property boasts a generous and private garden, along with a storage shed. It also includes an allocated parking space for one vehicle

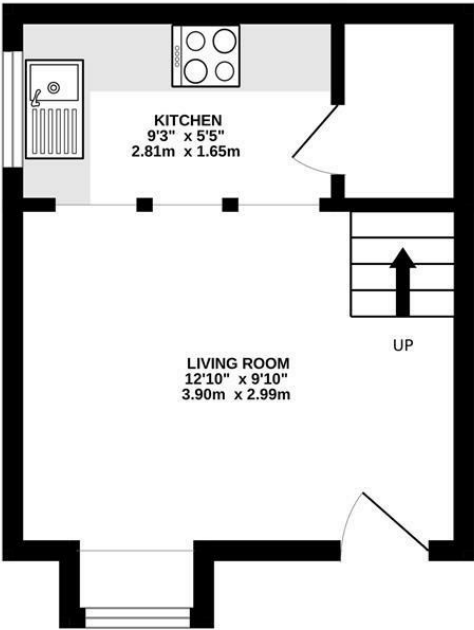
Situation

Pippins Close is situated in a quiet and well-established residential cul-de-sac in West Drayton. The property benefits from excellent transport links, with West Drayton station nearby providing fast access to London via the Elizabeth Line, as well as easy connections to Heathrow Airport and the M4/M25 motorway network. A range of local shops, supermarkets and amenities are within easy reach, along with well-regarded schools and open green spaces.

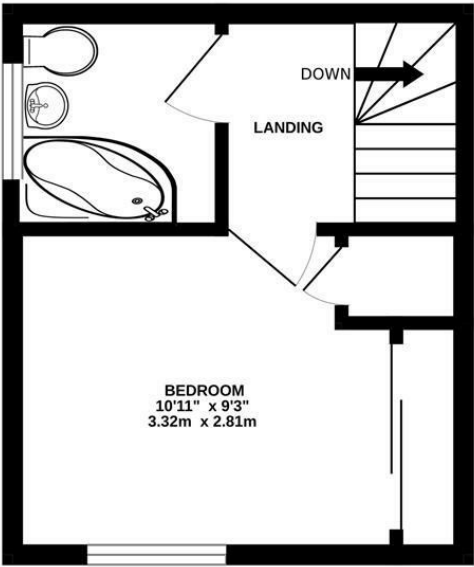
Terms and notification of sale

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: C
EPC Rating: C

GROUND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



1ST FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.0 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