



Heather Lane, Yiewsley, West Drayton, UB7 8AP

- Three bedroom home requiring complete modernisation throughout
- Generous rear garden offering excellent outside space
- Excellent blank canvas for a renovation project
- Approximately 1,010 sq ft of accommodation
- Quiet residential setting within popular West Drayton

Guide Price £500,000

Description

Positioned in a quiet residential setting, this three bedroom house presents an increasingly rare opportunity for those seeking a property with genuine scope for improvement. Requiring comprehensive modernisation, the house provides a blank canvas from which to create a contemporary family home, while retaining well proportioned accommodation and a particularly generous rear garden.

The ground floor extends to approximately 571 sq ft and is entered via a central hallway. The principal living and dining room measures over 21ft in length, providing a spacious and versatile reception area. Alongside is a separate kitchen and breakfast room, with the accommodation further complemented by a useful utility area and ground floor WC.

On the first floor are three bedrooms, including two particularly well proportioned double bedrooms, together with a third bedroom and family bathroom. In total, the house provides approximately 1,010 sq ft of internal accommodation.

Outside, the property benefits from a front garden and to the rear is a substantial private garden, providing an excellent amount of outside space and considerable potential for a new owner to landscape and enjoy.

While the property would benefit from renovation throughout, its proportions, plot and established residential location provide an excellent foundation for a buyer wishing to undertake a project and create a home tailored to their own requirements. Subject to the necessary consents, there may also be potential to explore further enhancement or extension.

Heather Lane is a quiet residential road in West Drayton, well placed for access to the town centre and its range of shops, cafés and everyday amenities. West Drayton station provides Elizabeth Line services towards central London, the City and Canary Wharf, while Heathrow Airport is also within easy reach. The area is well connected by road, with convenient access to the M4, M25 and A40, while a selection of local schools and green spaces can be found nearby.

Additional information

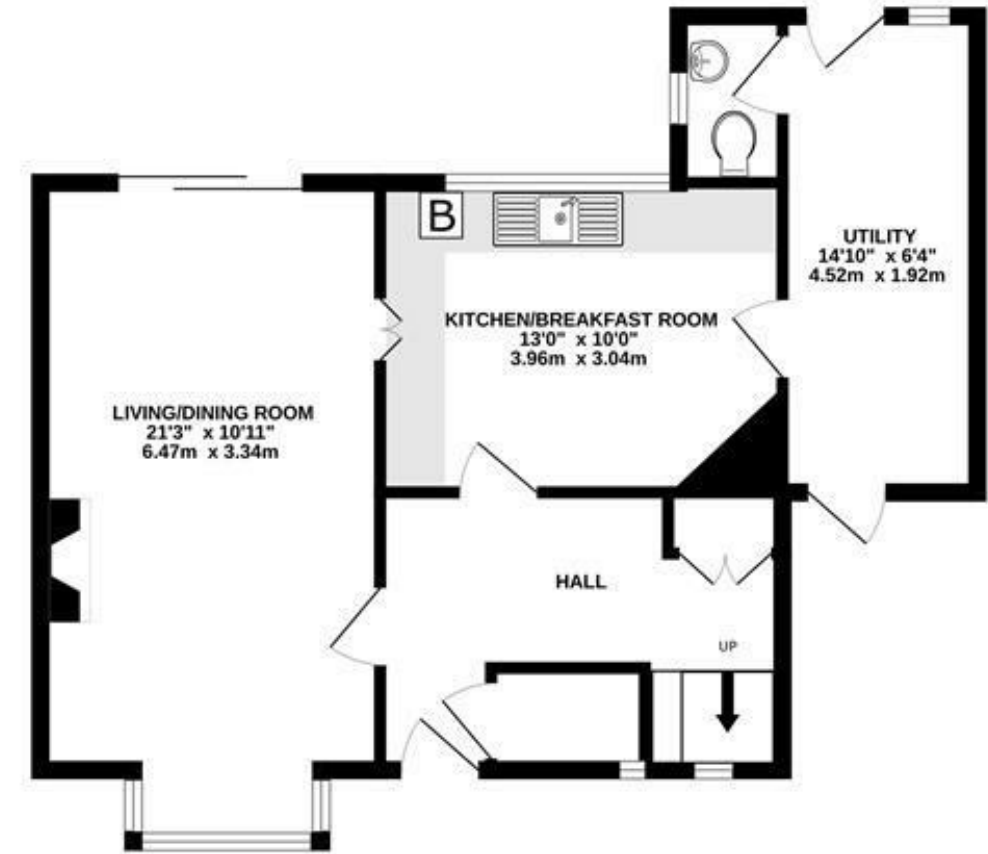
Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D

EPC Rating: TBC

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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