

## Evergreen Drive, West Drayton, Middlesex, UB7 9GH

- Four bedroom semi detached house
- Two allocated parking bays
- Over 1,100 sqft of accommodation
- No upper chain
- Large rear garden
- Drayton Garden Village
- EPC - B
- Short drive to West Drayton station (Crossrail)

**Asking Price £550,000**



**Description**

Boasting over 1,100 sqft of accommodation, this semi detached house in Drayton Garden Village is the ideal family home. With two allocated parking bays and large rear garden, this is an opportunity not to be passed on.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall, W.C, large living space with ample storage, kitchen fitted with a wide range of storage units and drawers. To the first floor there are four bedrooms with one en suite and a family bathroom.

**Outside**

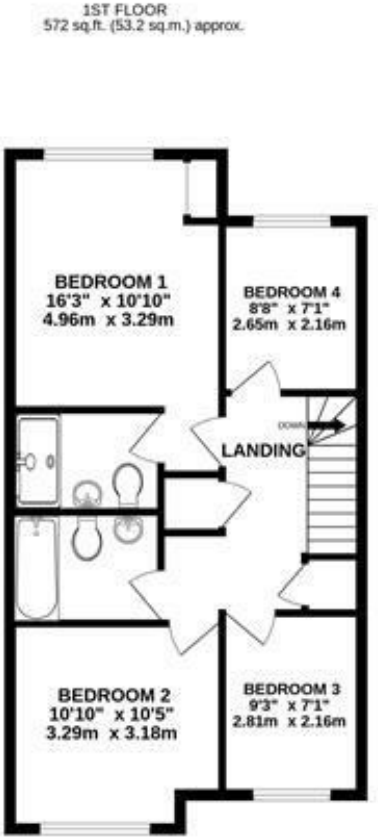
This property offers two allocated parking bays and large rear garden with storage unit.

**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 Band: E  
EPC Rating: B



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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