



Holly Gardens, West Drayton, UB7 9PE

- Stylish three-bedroom family home
- Planning permission for fourth bedroom
- Well-presented interiors throughout
- Sleek modern kitchen/breakfast room
- Approx. 958 sq. ft. of accommodation
- Rare benefit of four parking bays
- Bright kitchen/breakfast room
- Peaceful West Drayton cul-de-sac

Guide Price £550,000

Description

This beautifully presented three bedroom home offers approximately 958 sq. ft. of well planned accommodation arranged over two floors, set within a popular residential development. The property has been tastefully maintained and offers bright, stylish interiors, making it an ideal choice for families, first time buyers or those looking for a home with future potential.

The ground floor comprises a welcoming entrance hallway with access to a guest cloakroom, a spacious dining room and a generous living room overlooking the rear garden. The living room provides an attractive and comfortable reception space, with sliding doors opening directly onto the garden and patio area. The kitchen/breakfast room is fitted with a modern range of gloss units, integrated appliances and worktop space, with room for casual dining.

To the first floor there are three bedrooms, including two well proportioned doubles and a third bedroom which would work well as a child's room, nursery or home office. The family bathroom is fitted with a modern white suite, including a bath with shower screen, wash basin and WC.

Externally, the property enjoys a private rear garden arranged with a generous patio seating area, lawn, raised planted borders and a storage shed, creating a practical and attractive outdoor space for entertaining and family use. A particular feature of the home is the added benefit of planning permission to build above the garage, offering potential to create a fourth bedroom, subject to the usual requirements. The property also benefits from four allocated parking bays.

Location

Holly Gardens is a well regarded residential cul de sac in West Drayton, offering a pleasant setting with excellent convenience for both commuters and families. A range of local amenities can be found nearby, including shops, cafés, restaurants, supermarkets and everyday facilities within West Drayton and the surrounding area. West Drayton Station, served by the Elizabeth Line, provides fast and direct access into Central London, Canary Wharf and Heathrow Airport, making the location particularly appealing for commuters. The area is also well placed for local schools, open green spaces and major road links including the M4, M25 and A40. Combining a quiet residential feel with superb transport connections, Holly Gardens remains a popular choice for buyers seeking comfort, convenience and future potential.

Additional information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D

EPC Rating: D



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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