



Providence Road, Yiewsley, West Drayton, UB7 8HL

- Three bedroom semi detached family home
- Spacious kitchen/dining room extending to over 21 ft
- Generous and private rear garden with pond and sunny aspect
- Quiet residential setting on Providence Road
- Large detached garage/workshop offering additional versatility
- Close proximity to the Elizabeth Line, providing excellent transport links

Guide Price £525,000

Description

A well presented three bedroom semi detached family home, positioned on a peaceful residential stretch of Providence Road. The house is presented in good decorative condition and offers a well proportioned layout arranged over two floors.

Accommodation

The accommodation is arranged over two floors and offers a well balanced and practical layout. The ground floor comprises an entrance hall leading through to a comfortable living room, alongside a generously sized kitchen/dining room extending to over 21 ft, providing ample space for both everyday family use and entertaining. There is also the benefit of a separate utility area.

To the first floor, there are three bedrooms, including two well proportioned doubles, together with a family bathroom.

Externally, the property enjoys a good sized rear garden which is particularly private and well screened, creating a secluded setting. The garden is thoughtfully arranged with a pond featuring koi carp and benefits from a sunny aspect, making it an ideal space for outdoor relaxation. A substantial outbuilding/garage further enhances the property, offering useful storage/workshop or conversion potential.

Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

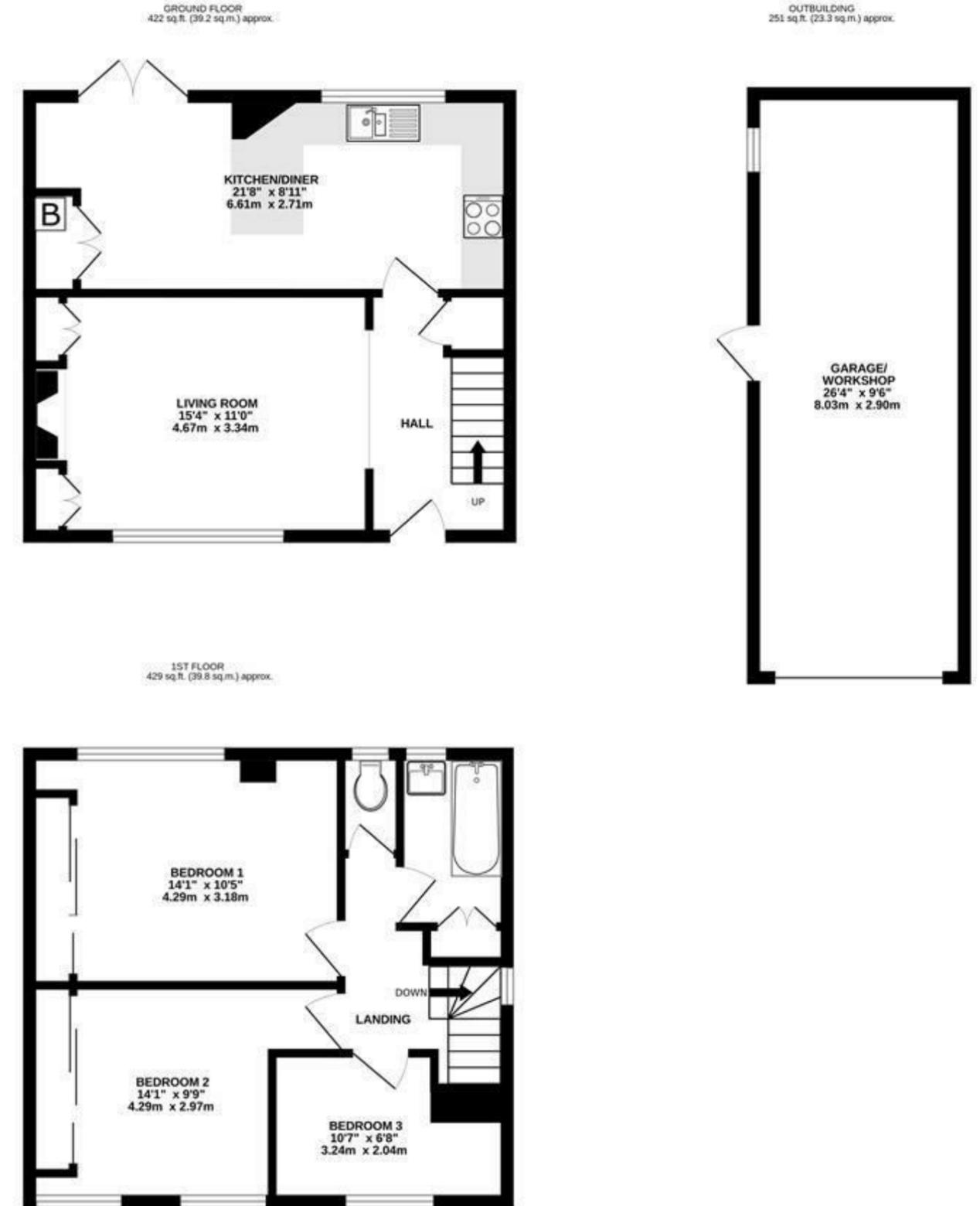
Additional information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D

EPC Rating: D



TOTAL FLOOR AREA : 1102 sq.ft. (102.3 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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