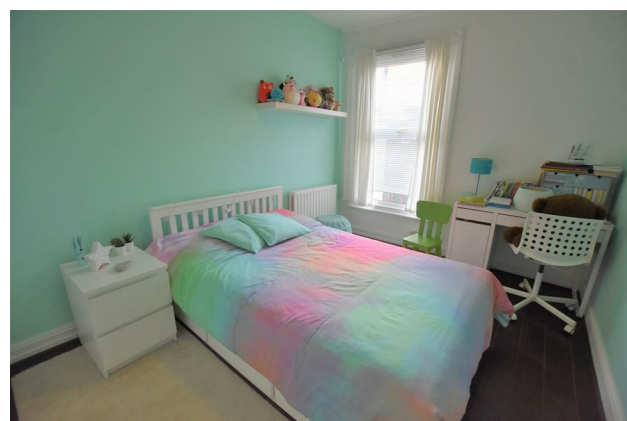




## Warwick Road, West Drayton, UB7 9BT

- Three double bedrooms
- Private rear garden
- Close to West Drayton Station
- No upper chain
- Stylish interiors
- On-street parking to the front
- Modern fitted kitchen
- Period home

**Asking Price £500,000**

**Description**

This attractive period home provides a practical layout across two floors with modern décor and a well-kept finish throughout. The open-plan living space and generous bedrooms create a comfortable, functional home in a convenient residential setting close to transport and local amenities.

**Accommodation**

The ground floor features a bright open-plan living and dining area leading through to a fitted kitchen and family bathroom. Upstairs, there are three double bedrooms with neutral décor and good natural light. The layout makes efficient use of approximately 970 sq ft of space, offering a simple and well-balanced design.

**Outside**

A private rear garden provides a pleasant outdoor area that is easy to maintain and well cared for. On-street parking is available to the front of the property.

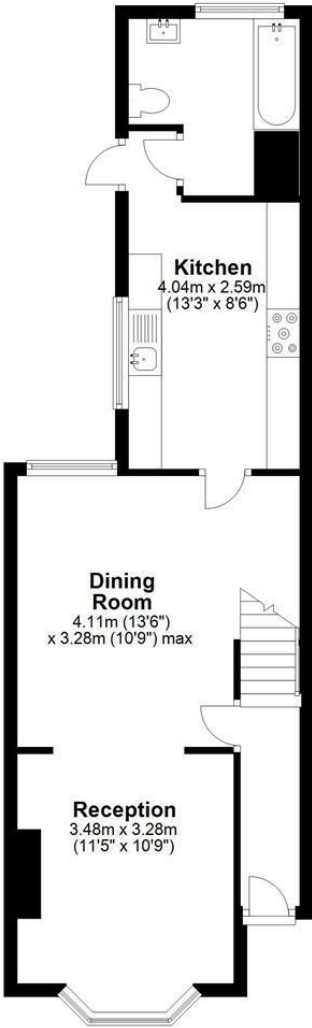
**Situation**

Warwick Road is conveniently located in the heart of West Drayton just a short distance from the station with the Elizabeth line providing links to central London and the surrounding areas. The high street with multiple local shops, takeaways, restaurants and coffee shops. Uxbridge town centre is close by with a wider range of shops and entertainment facilities. A number of highly regarded schools in the local area including St Martin's primary school. For the commuters the M4 and M25 motorway networks, Stockley Business Park, Brunel University and Uxbridge are all within easy motoring distance.

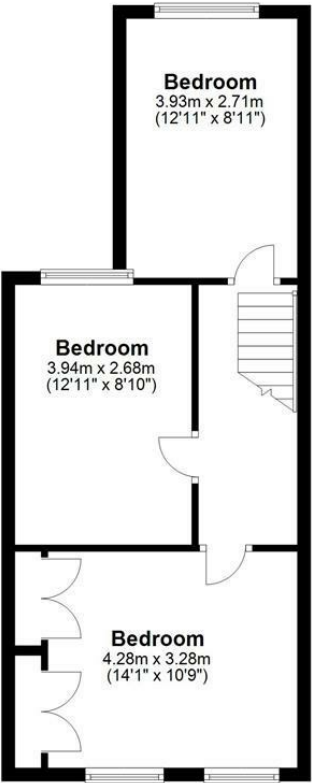
**Terms and notification of sale**

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

**Ground Floor**  
Approx. 48.0 sq. metres (516.3 sq. feet)



**First Floor**  
Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 90.2 sq. metres (970.8 sq. feet)

**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