

















Bentinck Road, Yiewsley, West Drayton, UB7 7RG

- Period home on popular residential road
- Private rear garden with potential
- Ideal first time buyer opportunity
- Approximately 689 sq. ft. internally
- Walking distance to Elizabeth Line station
- Strong potential for investors and landlords

Guide Price £400,000

Description
A well proportioned two bedroom period home, offering approximately 689 sq. ft. of internal accommodation, ideally positioned on a residential road within easy reach of West Drayton station and local amenities. Representing excellent value for money, the property will appeal to first time buyers, investors and those seeking a home with scope to renovate.

Accommodation
Arranged over two floors, the accommodation provides a practical and balanced layout. The ground floor comprises a bright front reception room with generous proportions and a separate kitchen/dining room to the rear, offering ample space for everyday dining and entertaining, with direct access onto the private rear garden.

The first floor features two well sized bedrooms together with a family bathroom. The principal bedroom spans the width of the house and benefits from fitted storage, whilst the second bedroom provides an ideal guest room, nursery or study.

Externally, the property enjoys a private rear garden, providing useful outdoor space with potential for landscaping or further enhancement, subject to the usual consents.

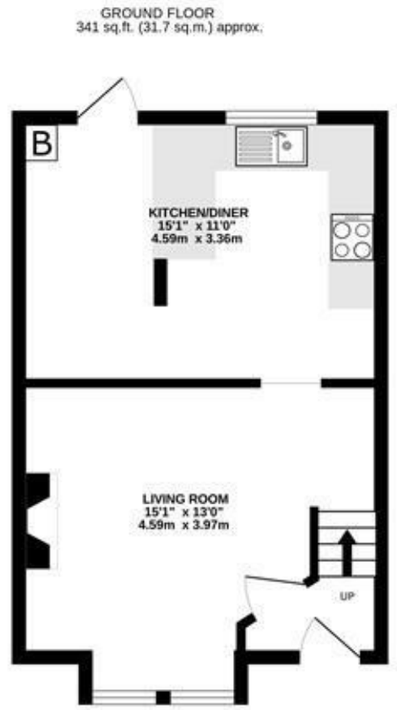
Bentinck Road is conveniently situated for West Drayton station (Elizabeth Line), offering fast and direct connections into Central London, Heathrow and Canary Wharf. A range of local shops, cafés and everyday amenities are nearby, together with well regarded schools and road links including the M4 and M25.

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: C

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



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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