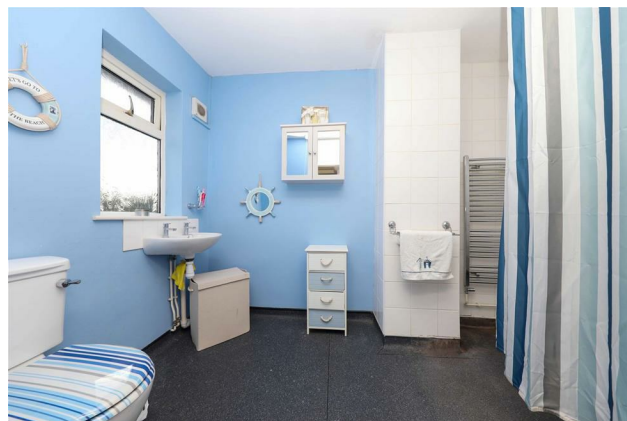


Cameron

Cameron



Castle Avenue, West Drayton, UB7 8LG

- Two double bedrooms
- Large rear garden
- Ample storage space
- Potential to extend (STPP)
- Walking distance to West drayton high street
- Double glazed
- Good condition
- Off street parking
- Near local schools
- Walking distance to the station

Fixed Asking Price £400,000

Cameron Estate Agents
Cameron House 21-23 High Street,
Yiewsley, West Drayton, UB7 7QG

E: westdrayton@cameron.co
T: 01895 444424

www.cameron.co



Description

A very well presented two bedroom mid terrace property offers great potential, with a very good size rear garden and comes with off street parking.

Accommodation

The accommodation briefly comprises of, entrance leading into the hallway, with the entrance to the main reception, with double glazed window facing the front of the property, modern kitchen is fitted with a good range of storage units and drawers, the back door leads onto the very well maintained garden. To the first floor there are two well proportioned double bedrooms and a family shower room with a walk in shower, wash basin and w.c.

Outside

There is an attractive private rear garden that is mainly lawn with flower and shrub borders and a patio area providing an area for a garden table and chairs, neighboring trees provide a good deal of privacy. To the front of the property hard standing block paving surrounded with shrubs boarders and plants.

Situation

Offering the convenience of being in close proximity of West Drayton Mainline Train Station which provides swift access to Paddington, for the motorist the M4 is a short drive away giving access to London and the M25, Uxbridge town centre is easily accessible offering Metropolitan and Piccadilly line services to London, multiple shopping facilities and a variety restaurants and bars.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: D

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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.
Made with Metropix ©2020

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