



## Ash Grove, Yiewsley, West Drayton, UB7 8BL

- Three double bedrooms
- Laid out over three levels
- Very well presented
- Semi detached home
- Off street parking
- Two reception rooms

**Asking Price £515,000**



Approx. Gross Internal Area 1219 Sq Ft - 113.24 Sq M

#### Description

Laid out over three light-filled levels, this beautifully presented property offers extended ground floor living space and three generously sized double bedrooms.

#### Accommodation

The property offers well-presented accommodation briefly comprising: Entrance hall with stairs to the first floor, the front reception room has a feature fireplace and double doors that open into the extended rear reception room, which enjoys views of and direct access to the rear garden.

The kitchen is fitted with a range of modern storage units and drawers, ample work surfaces, an inset ceramic sink with mixer tap, an integrated electric oven, an electric hob with extractor over, and space for additional appliances.

To the first floor there are two generously sized double bedrooms and a contemporary bathroom fitted with an enclosed bath and shower over, a vanity wash basin, and WC.

The spacious primary bedroom occupies the entire top floor, offering built-in wardrobes and ample additional storage.

#### Outside

To the rear, the property boasts a low-maintenance enclosed garden, complete with a timber shed and convenient side access.

At the front, there is off-street parking available for two vehicles.

#### Situation

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

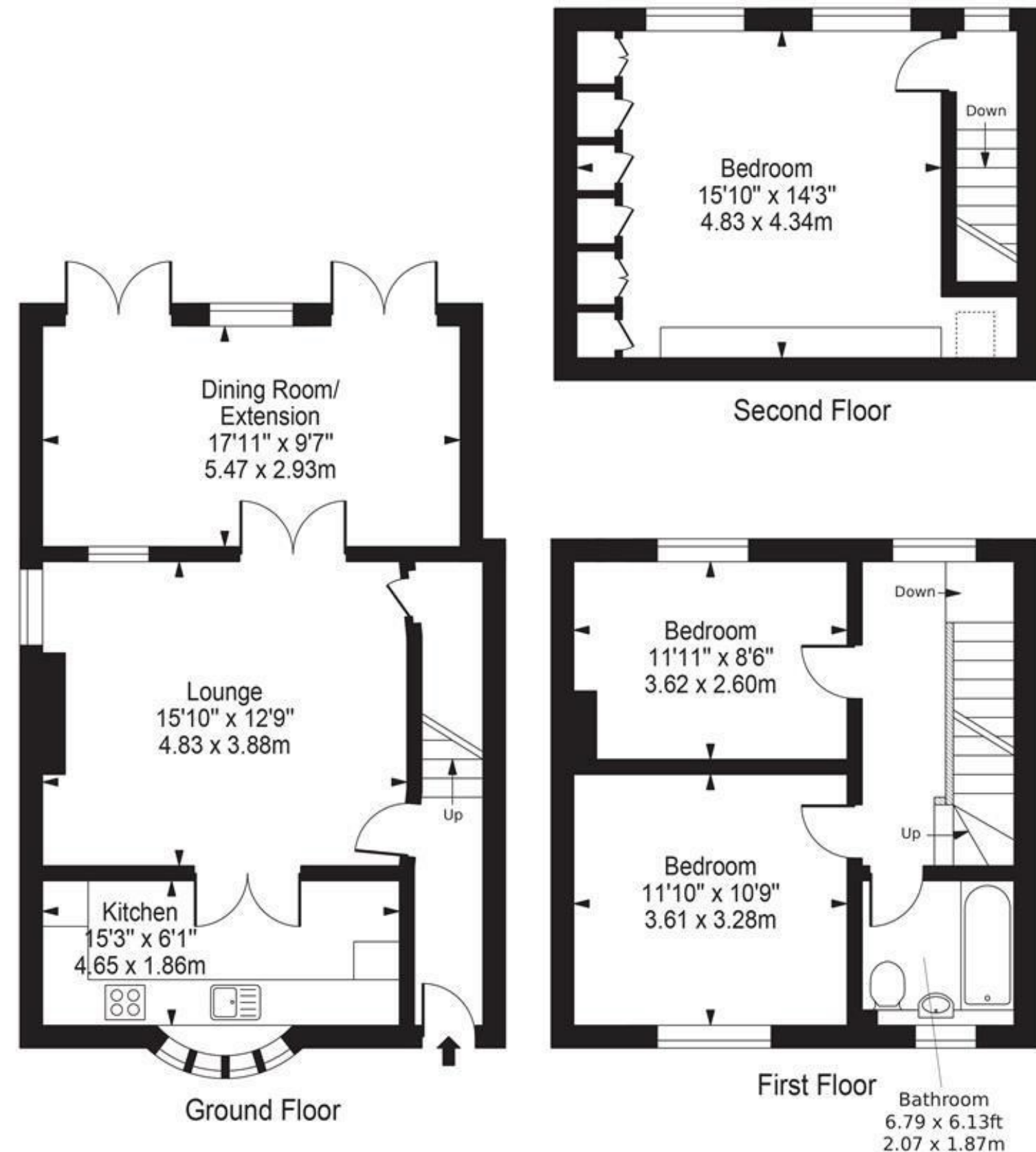
#### Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough Of Hillingdon

Council Tax Band: D

Current EPC Rating: D



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. CreativImage.uk

#### 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