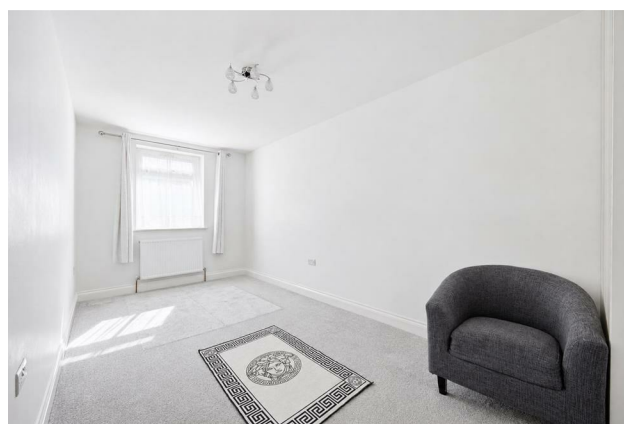
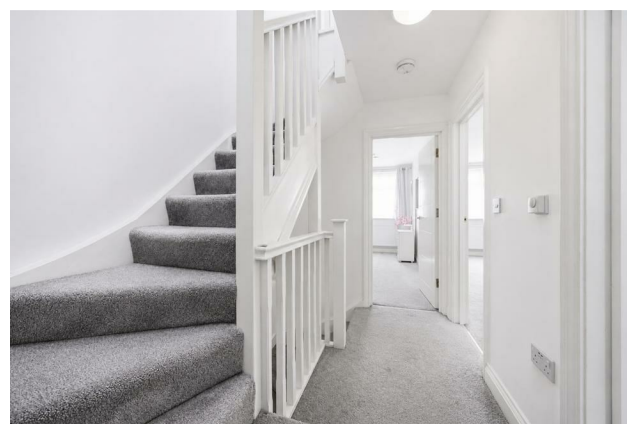
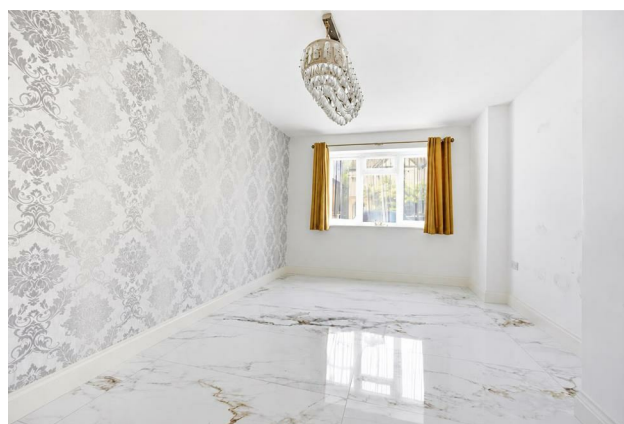
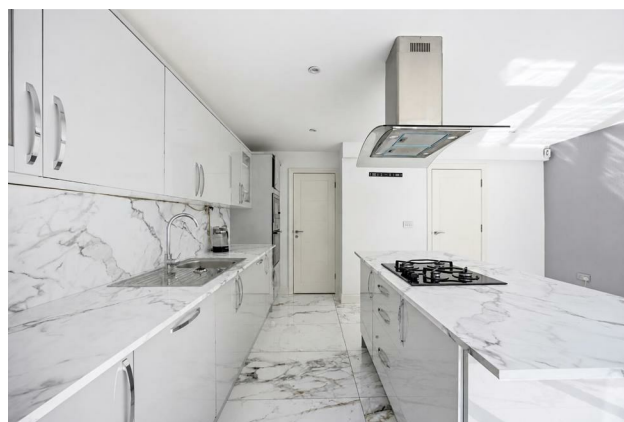




Otterfield Road, Yiewsley, West Drayton, UB7 8PF

- Newly constructed four bedroom family home across three floors
- Off-street parking for multiple vehicles to front
- Private rear garden ideal for outdoor entertaining
- Stylish open plan kitchen with impressive central island
- Bright and spacious accommodation extending over 1,280 sq.ft.
- Elizabeth Line station and Heathrow easily accessible

Guide Price £625,000

Description

Finished to an impressive specification throughout, this newly constructed four bedroom home offers over 1,280 sq.ft. of contemporary accommodation designed with modern family living in mind. Combining clean architectural lines with stylish interiors and thoughtfully planned living spaces, the property provides an excellent balance of practicality and elegance, complemented by off-street parking for multiple vehicles and a private rear garden.

The heart of the home is undoubtedly the striking open plan kitchen and dining room extending across the rear of the property. Flooded with natural light from bi-folding doors opening onto the garden, this superb entertaining space features sleek high gloss cabinetry, generous work surfaces, a substantial central island incorporating a gas hob with contemporary extractor above, integrated appliances and ample space for both dining and everyday family life. A separate utility room provides additional storage and laundry facilities, whilst a cloakroom/WC and an inviting front living room complete the ground floor.

The first floor offers three well proportioned double bedrooms alongside a stylish family bathroom. Occupying the second floor is an impressive loft conversion creating a versatile fourth bedroom, ideal as a principal suite, guest accommodation or home office, subject to individual requirements.

Externally, the property benefits from off-street parking for several vehicles to the front and a private rear garden offering an ideal space for outdoor dining, entertaining and family enjoyment whilst remaining easy to maintain.

Otterfield Road is ideally positioned within easy reach of West Drayton's Elizabeth Line Station, providing fast and direct connections into Paddington, the West End, the City, Canary Wharf and Heathrow Airport. A wide selection of local shops, cafés, schools and leisure facilities are all nearby, with excellent road links via the M4, M25 and A40 placing the wider motorway network within convenient reach.

Additional information

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

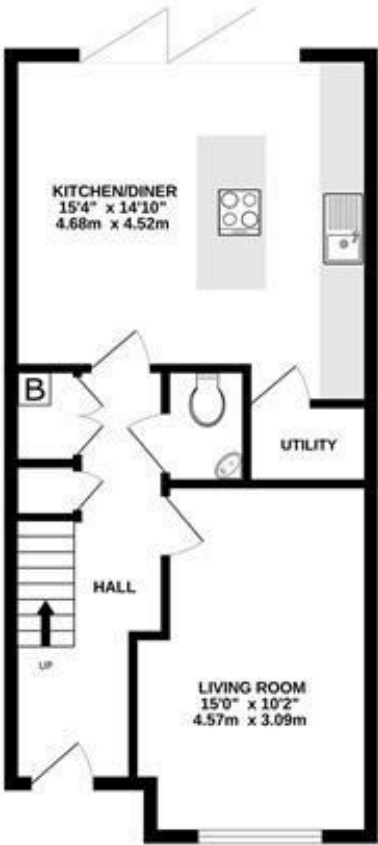
IMPORTANT NOTICE

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

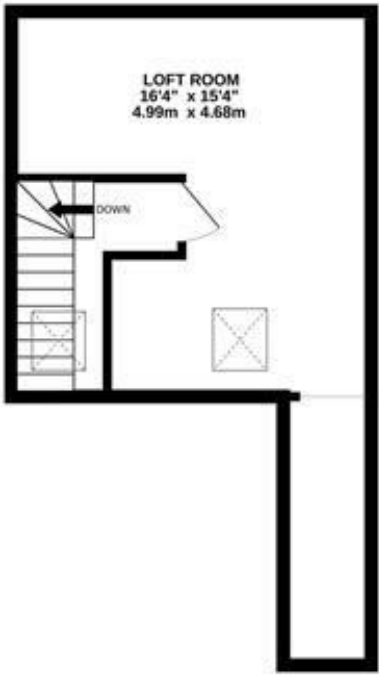
1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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