

















Hawthorne Crescent, West Drayton, UB7 9PB

- Ground floor maisonette
- Two allocated parking spaces
- 0.5 miles from West Drayton Station
- Quiet location
- One double bedroom
- Private rear garden
- Share of freehold
- Large living/dining space

Asking Price £245,000

Description
Cameron are delighted to present this well-maintained one-bedroom ground floor maisonette, benefiting from allocated parking and a large private rear garden. Situated on a quiet residential road just half a mile from West Drayton High Street and West Drayton Elizabeth Line Station, the property offers excellent transport links into Central London. This home represents an ideal opportunity for both first-time buyers and investors alike.

Accommodation
The accommodation comprises an entrance porch leading into an impressive 22' x 15'8" living/dining area. This exceptionally spacious room is ideal for entertaining and is complemented by a generous storage cupboard. The property also benefits from a separate kitchen, fitted with an integrated electric hob, free standing fridge freezer and washing machine, along with a large window offering pleasant views over the garden. To the rear of the property are the bedroom and bathroom. The double bedroom features a large built-in wardrobe, while the bathroom is fitted with a bath, electric shower, wash basin and WC.

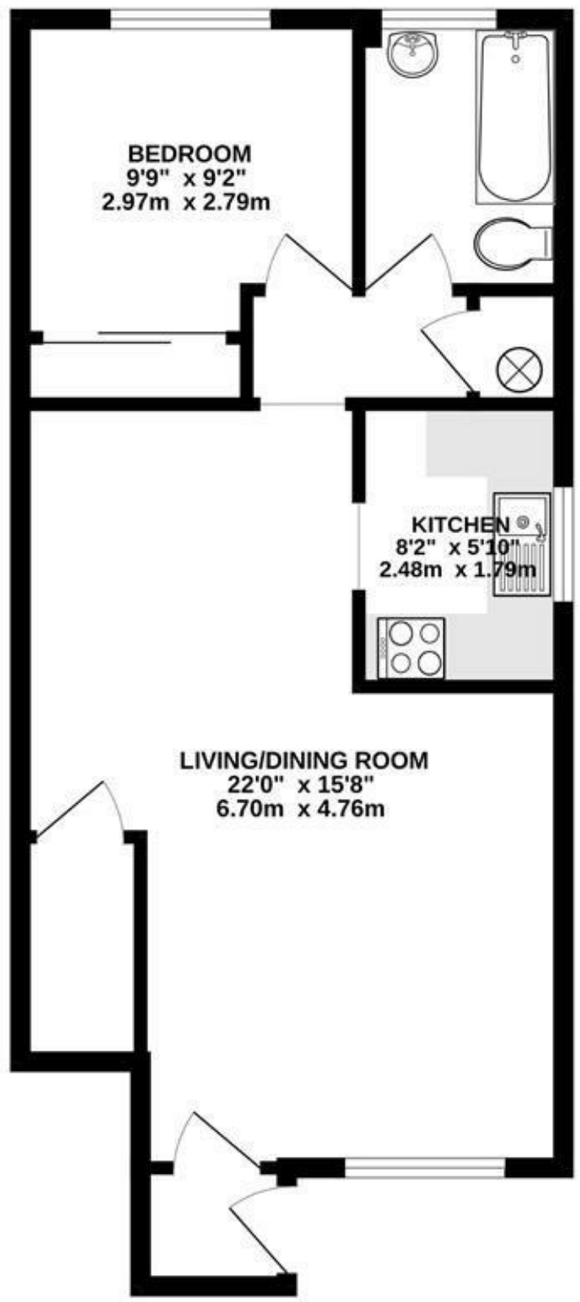
Outside
The property benefits from two allocated parking spaces as well as a large private garden.

Location
Hawthorne Crescent is located in West Drayton which offers excellent transport links into the Capital. Frequent services from West Drayton Station reach London Paddington in under 25 minutes, with the Elizabeth Line providing direct access to Canary Wharf in around 40 minutes. The property also benefits from easy access to the M4 and M25 motorways. Local shops, schools and bus routes are within walking distance, with West Drayton Town Centre and Heathrow Airport just a short journey away.

Terms and notification of sale
Tenure: Share of Freehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: D

Lease term: 88 years remaining
Service charge: £0 per annum
Ground rent: £0 per annum

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



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 : 520 sq.ft. (48.3 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.
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