Whitethorn Avenue, West Drayton, Middlesex, UB7 8JX

- Large private front and rear garden rarely found locally
- Bright reception room overlooking private garden
- Conveniently located for Elizabeth Line connections
- Spacious ground floor maisonette within converted house
- Separate kitchen with space for dining table
- Low service charges and ground rent costs

Guide Price £300,000

Description
A well presented two bedroom ground floor maisonette with a notably large private rear garden, situated on a quiet residential road in West Drayton. Forming part of a converted house, the property offers a more traditional layout and feel than many purpose built apartments, together with low service charges and ground rent.

The accommodation extends to approximately 617 sq. ft. and comprises an entrance hall, a bright reception room overlooking the rear aspect, a separate kitchen/breakfast room, two bedrooms and a family bathroom. Bedroom one is particularly generous in size, while the second bedroom provides flexibility for guests, a child's room or home office use.

A key feature of the property is the front garden and substantial rear private garden, which is uncommon for apartments locally and provides excellent outside space for entertaining, gardening or family use.

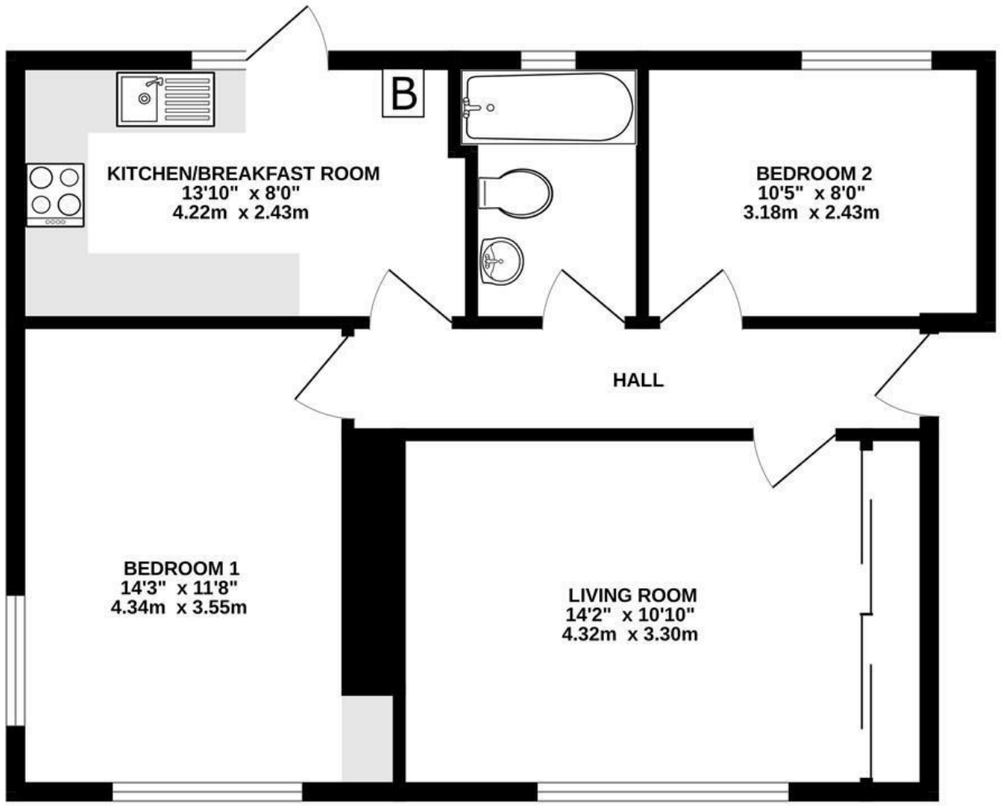
Location
West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. 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: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: D

Lease term: 99 years remaining
Service charge: £800 per annum
Ground rent: £10 per annum

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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