Acacia Avenue, West Drayton, UB7 8LN

- Six bedroom end of terrace home
- Rear and double storey side extension
- Versatile reception/bedroom spaces
- Extensively modernised throughout
- High specification kitchen/dining room
- Garden room with multiple use

Guide Price £775,000

Description

Behind its white rendered façade, complemented by contrasting dark window accents, the property presents with a refined aesthetic. Internally, the house has been finished to an impressive standard throughout, with a cohesive flow between living spaces and a clear emphasis on light, proportion and practicality.

The ground floor has been significantly enhanced via both a rear extension and a double storey side extension, creating expansive and highly adaptable accommodation. At the heart of the home is a beautifully appointed kitchen/dining room measuring almost 20 ft in length, forming part of the rear extension and providing an excellent space for entertaining and day to day family life. Contemporary in design and generous in scale, the kitchen enjoys direct access to the garden and sits naturally at the centre of the home.

In addition, there are two further rooms to the ground floor currently arranged as bedrooms, though equally suited as formal reception rooms, a home office, reading room, playroom or snug depending on individual requirements. A stylish ground floor bathroom and a particularly spacious living room complete the accommodation on this level.

The first floor continues to impress, offering four well proportioned bedrooms, all thoughtfully arranged around a central landing. Of particular note is the inclusion of a second kitchen/breakfast room, an increasingly sought after feature ideally suited to multi generational living, independent family members or guest accommodation. The layout offers flexibility rarely found in homes of this style.

Externally, the rear garden enjoys the added benefit of a substantial garden room/outbuilding extending to approximately 200 sq.ft. This versatile structure lends itself perfectly to a home gym, studio, office, games room or additional ancillary living space.

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.

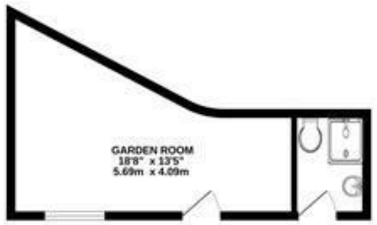
Additional information

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

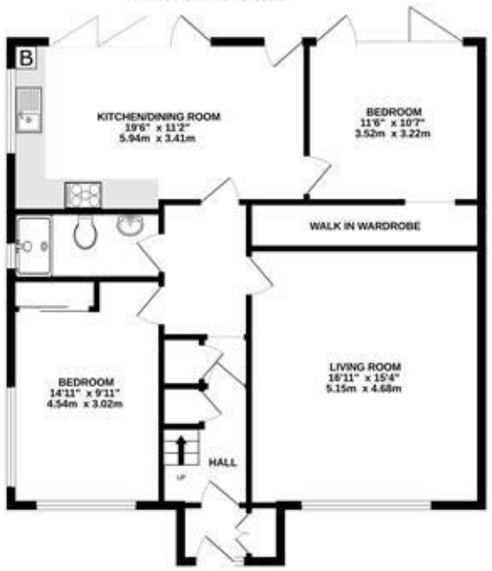
IMPORTANT NOTICE

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

OUTBUILDING
201 sq.ft. (18.7 sq.m.) approx.



GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.

TOTAL FLOOR AREA : 1927 sq.ft. (179.0 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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