



Porters Way, West Drayton, UB7 9AT

- Semi detached house
- Well proportioned accommodation
- Modern fitted kitchen
- Ground floor WC
- Modern family bathroom
- Three bedrooms
- No upper chain
- Generous rear garden
- Very well presented
- Ample off street parking

Asking Price £535,000

Cameron Estate Agents
Cameron House 21-23 High Street,
Yiewsley, West Drayton, UB7 7QG

E: pm@cameron.co
T: 01895444424

www.cameron.co



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

This beautifully presented semi-detached property offers spacious and well-maintained living accommodation.

Accommodation

The property offers well-presented accommodation briefly comprising: Entrance hall with stairs to the first floor and ground floor WC, a modern fitted kitchen with ample storage units and drawers and integrated appliances, the work surfaces have an inset gas hob with extractor hood above and an inset stainless steel sink, spacious reception room overlooking and opening onto the rear garden.

To the first floor there are three well proportioned bedrooms and the modern family bathroom.

Outside

There is a generous garden to the rear of the property.

A private driveway to the side of the property provides ample off street parking.

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

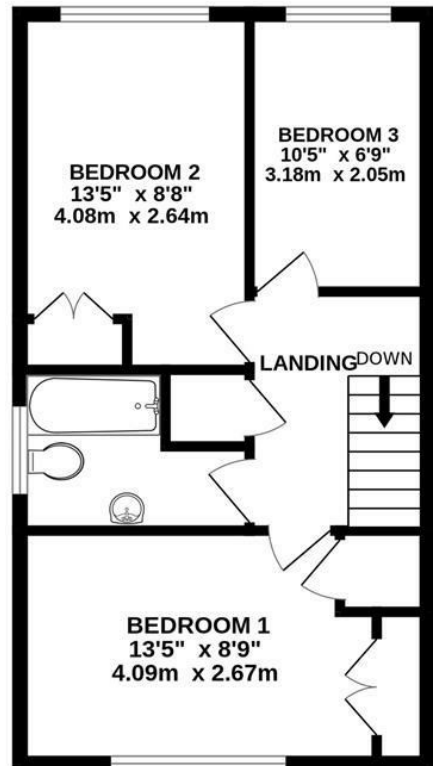
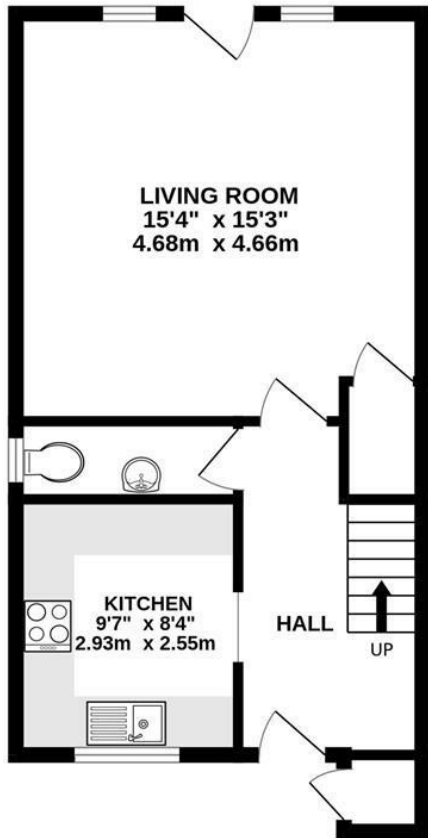
Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: C

IMPORTANT NOTICE

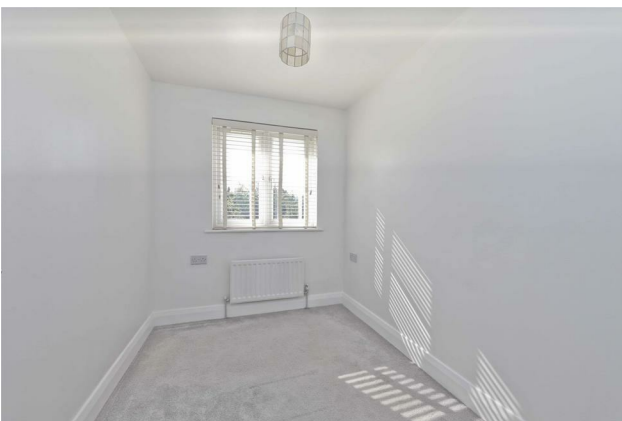
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They 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 contract



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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