

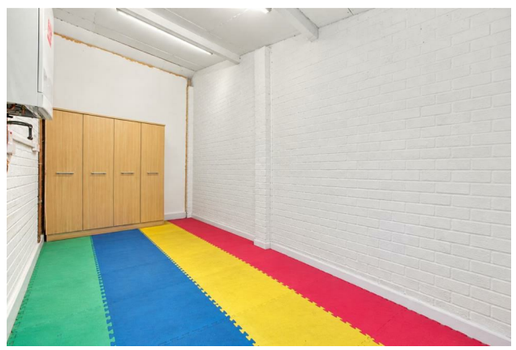
















Hawthorne Crescent, West Drayton, UB7 9PB

- Three bedroom end of terrace family home
- Private rear garden with lawn and decking
- Conservatory overlooking and opening onto rear garden
- Generous accommodation arranged across two spacious floors
- Garage complemented by convenient off street parking
- Excellent potential to personalise and enhance throughout

Guide Price £490,000

Description
Set within an established residential setting in West Drayton, this three bedroom end of terrace home provides spacious and versatile accommodation arranged over two floors.

The ground floor opens with an entrance hall leading to a well proportioned living room, while to the rear is a generous kitchen and dining room providing an excellent everyday living and entertaining space. This opens into a conservatory overlooking the rear garden, with a ground floor WC completing the principal accommodation.

A notable feature of the property is the substantial additional storage space alongside the kitchen, together with the adjoining garage, providing excellent practicality and potential for a variety of uses.

Upstairs, there are three bedrooms, including two comfortable doubles, together with a family bathroom.

Outside, the house enjoys a private rear garden with lawn and decked areas, while to the front there is off street parking and access to the garage.

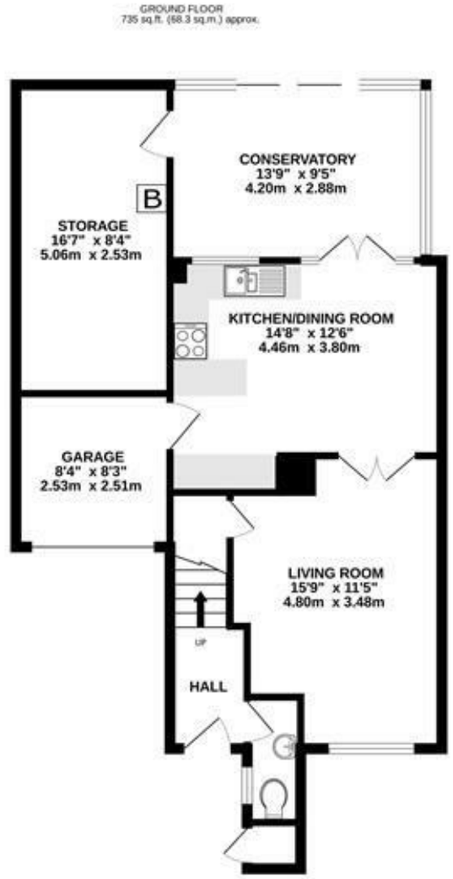
While the property would benefit from some updating, it offers an excellent opportunity for the next owner to personalise the accommodation to their own taste, with generous proportions, useful ancillary space and considerable potential.

Hawthorne Crescent is conveniently positioned in West Drayton, offering good access to the town centre and its range of shops, cafés and everyday amenities. West Drayton station provides Elizabeth Line services towards Central London and Canary Wharf, as well as convenient connections towards Heathrow. The area is also well placed for a selection of local schools, recreational facilities and green spaces, while the M4, M25 and A40 provide excellent road connections across London and the wider motorway network.

Additional information
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: E
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





TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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