



Briar Way, West Drayton, UB7 9AS

- Two double bedrooms
- Landscaped garden
- Planning permission approved
- Convenient location
- Stunning interiors
- Driveway for two cars
- Double glazed throughout
- Modern bathroom
- Ample storage
- Close to local schooling and shops

Guide Price £430,000

Description

This stunning two bedroom property offers generous proportions the current owners have created a stylish home with modern additions. The property is positioned in a most convenient location with the potential to extend plans have been approved. Description of development:
Part two storey, part single storey side/rear extension. Ref: 70337/APP/2019/3097

Accommodation

The accommodation on offer briefly comprises of, entrance hall, large reception room with double doors that open onto the rear garden, a modern fitted kitchen/breakfast room with a very good range of storage units and drawers and double doors that open onto the garden. To the first floor there are two double bedrooms and a bathroom suite that is fully tiled and has an enclosed bath with a shower over, vanity was basin and w.c.

Outside

Outside, there is a paved driveway to the front of the property providing off road parking and to the rear, there is a landscaped garden with a lawn, patio area and two separate outbuildings.

Situation

Offering the convenience of being in close proximity of West Drayton Mainline Train Station which provides swift access to Paddington, for the motorist the M4 is a short drive away giving access to London and the M25, Uxbridge town centre is easily accessible offering Metropolitan and Piccadilly line services to London, multiple shopping facilities and a variety restaurants and bars.

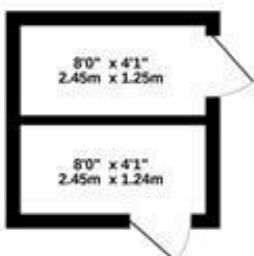
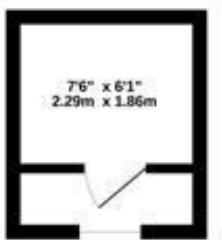
Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D

EPC Rating: D



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 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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