



Old Farm Road, West Drayton, UB7 7LE

- Two bedroom period home
- Two reception rooms
- Private garden
- Large modern bathroom
- End of terrace
- Prime location
- Fitted kitchen
- Well presented

Asking Price £425,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

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

Attractive period design features in this two bedroom Victorian home that offers two reception rooms, a spacious kitchen, two well-proportioned bedrooms a family bathroom and a large rear garden.

Accommodation

The accommodation on offer briefly comprises of, reception room with a front aspect double glazed window, wooden flooring and a feature cast iron fireplace, the rear reception room has a side aspect double glazed window and stairs to the first floor. The kitchen is fitted with a range of storage units and drawers with space for appliances, ample work surfaces, a rear aspect double glazed window and double glazed door that opens to the rear garden.

To the first floor there are two well proportioned bedrooms with the primary bedroom having a feature cast iron fireplace an a front aspect double glazed window, the second bedroom has a double glazed window to the side. There is a spacious, modern four piece bathroom suite with an enclosed bath, separate shower cubicle, wash basin and WC.

Outside

There is a large garden to the rear of the property and pedestrian side access.

Situation

Positioned in this sought after location just off The Green in West Drayton offering all the benefits of being situated close to West Drayton High Street and train station whilst enjoying this idyllic setting. You also have very good access to the nearby Heathrow International Airport and Stockley Business Park and excellent road communications with the M4, M40 and M25 in close proximity.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: D

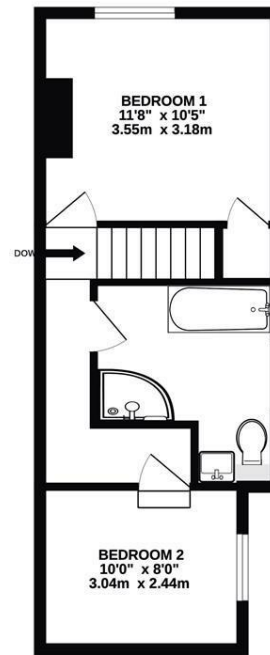
IMPORTANT NOTICE

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

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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 misstatement. 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.
Made with Metropix C5025

Cameron



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.