

# Heathcote Way

West Drayton • Middlesex • UB7 7RD

Guide Price: £260,000



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est 1986

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A brilliant two bedroom ground floor maisonette offered to the market with the added bonus of being chain free, presented in great decorative order throughout. The property is conveniently placed, situated within walking distance to the train station and high street making it the ideal investment. The accommodation starts with the entrance hall, 14ft living room leading to the fitted kitchen, 12ft master bedroom, 9ft second bedroom and finally the attractive family bathroom.

No chain

Ground floor maisonette

Two bedrooms

14ft x 11ft Lounge

Sublime family bathroom

Double glazing

Central heating

Allocated parking space for one car

Popular location

0.3 Miles from West Drayton Train Station (Crossrail)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Property**

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### **Outside**

The property benefits from allocated parking for one car.

### **Location**

Heathcote Way is a quiet and rarely available development ideally situated being just a short distance from West Drayton High Street with its range of independent shops, mainline station (Crossrail) and variety of bus routes. Heathrow Airport, Stockley Business Park and the M4 motorway network are all within easy reach.



### Schools:

St Matthew's CofE Primary School 0.2 miles  
Rabbsfarm Primary School 0.4 miles  
St Catherine Catholic Primary School 0.5 miles



### Train:

West Drayton 0.3 miles  
Iver 1.3 miles  
Uxbridge 2.3 miles



### Car:

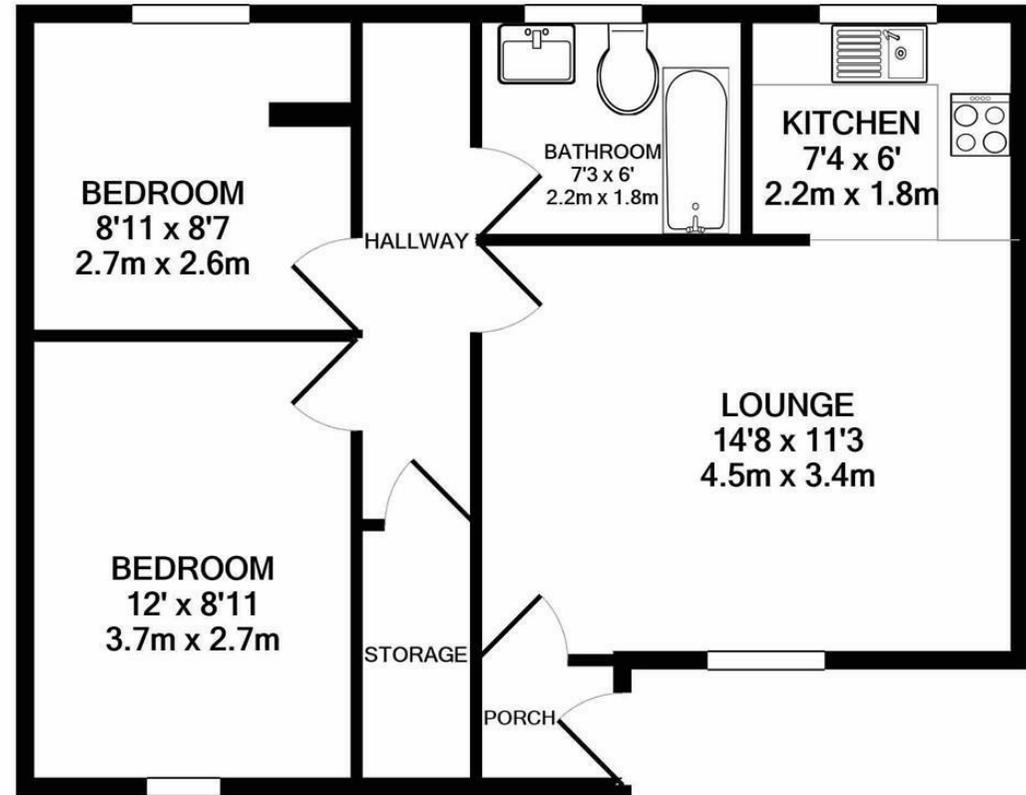
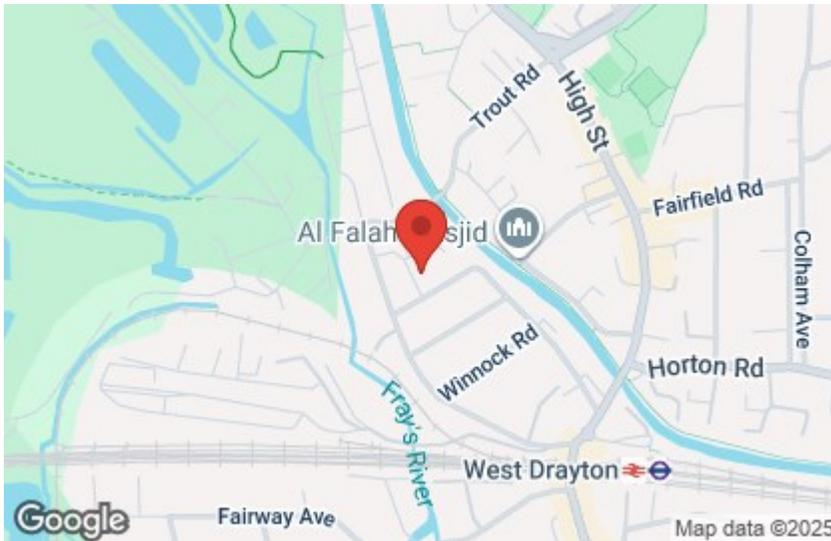
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



**TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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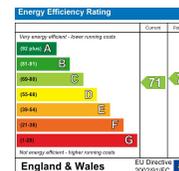
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