

# Evergreen Drive

Middlesex • Middlesex • UB7 9GH

Guide Price: £583,000



coopers  
est 1986

# Evergreen Drive

Middlesex • Middlesex • UB7 9GH

Situated on the much favoured 'Drayton Garden Village' development and offered to the market with the added advantage of no chain is this spacious four bedroom semi-detached home. Offering light filled accommodation throughout this stylish and modern home is perfect for the growing family or investors alike and briefly consists of entrance hallway, downstairs cloakroom, a 16ft fitted kitchen, 18ft x 17ft living room with ample dining space, whilst upstairs is the 9ft fourth bedroom, 10ft third bedroom, attractive family bathroom suite, generously sized 11ft x 10ft second bedroom, 16ft x 10ft master bedroom with fitted wardrobes and the added benefit of an en-suite.

No chain

Semi-detached home

Four well proportioned bedrooms

16ft Kitchen

18ft x 17ft Living room

W.C

11ft x 10 Master bedroom with en-suite

Sublime family bathroom

1137 sq.ft

0.6 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

To the front of the property there are two allocated parking spaces. To the rear there is a patio area closest to the house, the majority of the garden has potential to be laid to lawn with a gate that provides side access and there is also a storage shed.

### Location

Evergreen Drive can be found within Drayton Garden Village, located just a short distance from West Drayton High Street with its wide range of independent shops, eateries and a host of schools. Locally there are a variety of amenities with Stockley Business Park, Brunel University, Hillingdon Hospital and even Uxbridge town centre all within a short drive/bus journey. The M4/M25/A/M40 can all be found within easy reach. West Drayton Train Station with its fast and frequent train services in and out of London (Crossrail) can also be found within easy reach.





### Schools:

West Drayton Academy 0.4 miles  
Cherry Lane Primary School 0.6 miles  
Laurel Lane Primary School 0.8 miles



### Train:

West Drayton 0.6 miles  
Hayes & Harlington 1.7 miles  
Iver 2.1 miles



### Car:

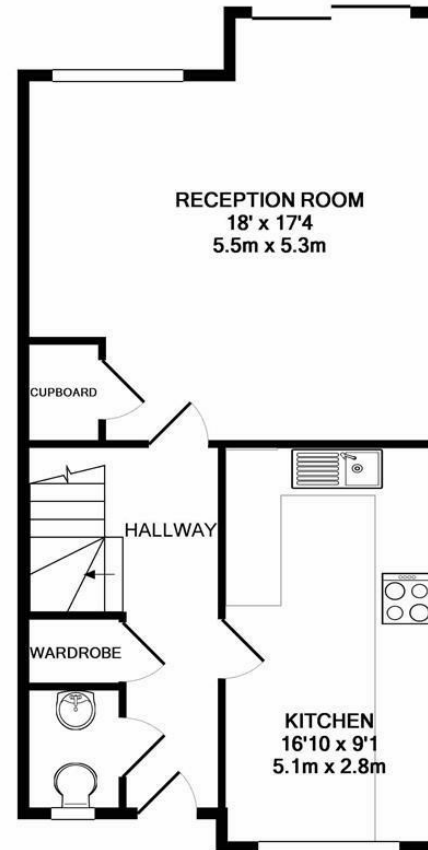
M4, A40, M25, M40



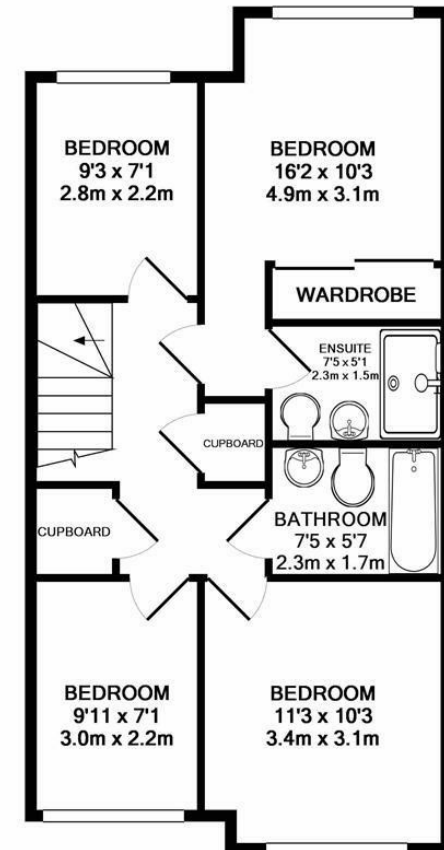
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 569 SQ.FT.  
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.6 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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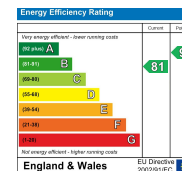
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