

# Lime Avenue

West Drayton • • UB7 8BN

Guide Price: £435,000



coopers  
est 1986

# Lime Avenue

West Drayton • • UB7 8BN

This terraced home offered to the market is perfect for both a first time buyer or an investor. The property is in need of some updating as well as having great potential to extend (STPP) and therefore represents a perfect blank canvas for those looking to stamp their mark. The accommodation on offer consists of entrance hallway, shower room, a 14ft living room and 10ft kitchen. Upstairs are the three double bedrooms.

Three double bedrooms

Terraced home

Potential to extend (STPP)

Modernization required

14ft Living room

Driveway

12ft Master bedroom

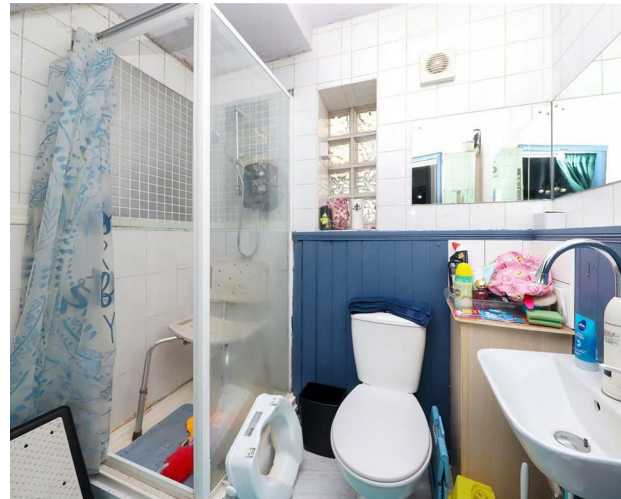
1.1 miles from West Drayton Station (Elizabeth Line)

A great blank canvas

Conservatory

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

This terraced home offered to the market is perfect for both a first time buyer or an investor. The property is in need of some updating as well as having great potential to extend (STPP) and therefore represents a perfect blank canvas for those looking to stamp their mark. The accommodation on offer consists of entrance hallway, shower room, a 14ft living room and 10ft kitchen. Upstairs are the three double bedrooms.

### Outside

The property benefits from a driveway which is big enough for 2 cars. There is also a large rear garden which can be accessed by a shared alleyway. There is also ample on-street parking.

### Location

Lime Avenue is a popular residential road in Yiewsley, offering good access to Hillingdon Hospital, Brunel University, West Drayton Train Station (Elizabeth Line), Stockley business park and Heathrow airport. There are a number of bus/road links close by creating a short drive to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.



### Schools:

Colham Manor Primary School 0.8 miles  
Rabbsfarm Primary School 0.8 miles  
St Matthew's CofE Primary School 0.7 miles



### Train:

West Drayton Station 1.1 miles  
Iver Station 3.2 miles  
Hayes & Harlington Station 3.2 miles



### Car:

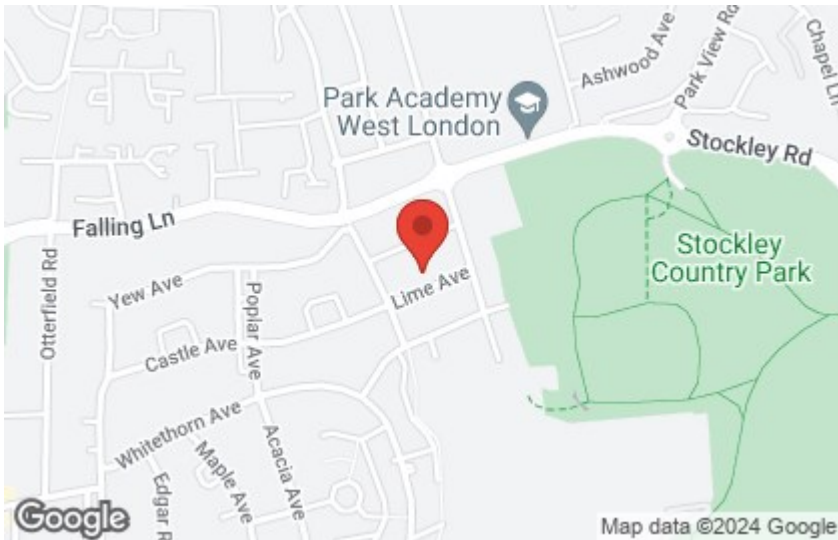
M4, A40, M25, M40



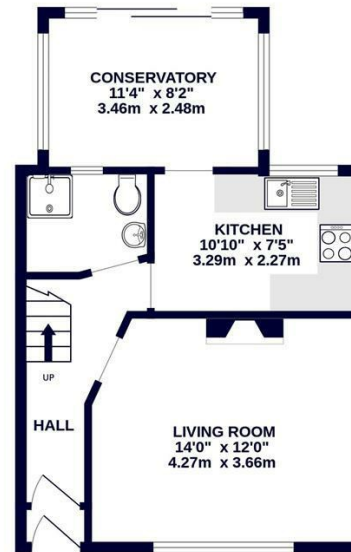
### Council Tax Band:

D

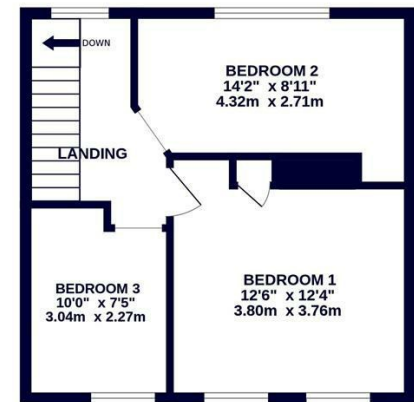
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 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.  
Made with MetroPox ©2024

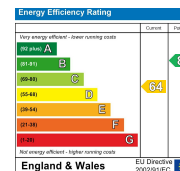


01895 459 950

1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.