

# Frankswood Avenue

West Drayton • Middlesex • UB7 8QS

Guide Price: £410,000



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est 1986



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Nestled away in a quiet Cul-De-Sac in Yiewsley, this three bedroom middle terrace home represents an excellent opportunity for those looking to take their next step on the property ladder whilst also still being a good investment opportunity. The accommodation on offer consists of hallway, cloakroom, a 15ft living room and an equally spacious 14ft kitchen/breakfast room. To the first floor are the three bedrooms, two of which are benefiting from fitted wardrobes whilst also upstairs is the family bathroom.

Three bedroom

Terraced

Quiet location

Momodernisation required

Potential to extend (STPP)

15ft Living room

13ft Master bedroom

Garage

No chain

14ft Kitchen

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**

There is a garage fit for parking and a garden at the rear of the property with a patio area, as well as a rear entrance into the garden.

### **Location**

Frankswood Avenue, is a popular residential road that is extremely well placed, providing good access to Hillingdon Hospital, Stockley Business Park & Heathrow Airport. West Drayton High Street with its variety of shops and Train Station (Crossrail) can also be found close by.





### Schools:

Rabbsfarm Primary School 0.3 miles  
Colham Manor Primary School 0.4 miles  
St Matthew's CoFE Primary School 0.5 miles



### Train:

West Drayton Station 0.6 miles  
Iver Station 1.9 miles  
Uxbridge Station 2.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

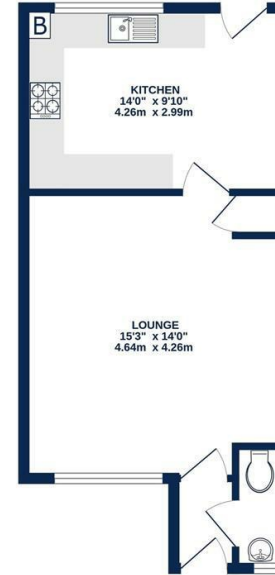
(Distances are straight line measurements from centre of postcode)



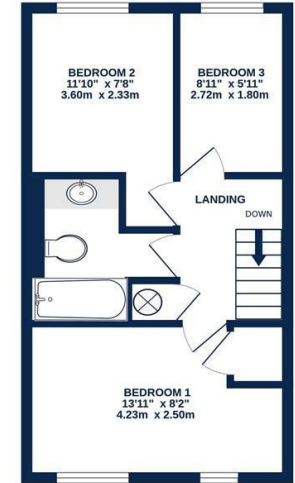
OUTBUILDING  
135 sq.ft. (12.5 sq.m.) approx.



GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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.  
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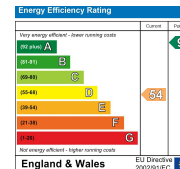
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