

Lilac Place

West Drayton • • UB7 8LR
Offers In Excess Of: £460,000



coopers
est 1986

Lilac Place

West Drayton • • UB7 8LR

With fresh & stylish interiors throughout this mid-terrace home is perfect for the growing family. The spacious and light filled accommodation on offer becomes apparent from the moment you enter the house with the ground floor consisting of entrance hallway, dual aspect 14ft living room and 13ft fitted kitchen. Upstairs are the three well proportioned bedrooms, attractive shower room suite and separate WC.

Terraced home

Three bedrooms

Recently renovated throughout

14ft Living Room

13ft Kitchen

Sublime shower suite

Separate W.C

Low maintenance garden

Rear access

0.5 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 is a driveway for multiple cars. The property benefits from a shared passageway leading to the rear garden. The spacious rear garden has been designed with low maintenance in mind and further benefits from rear access via a service road.

Location

Lilac Place is a popular residential road incredibly well placed being found just a short distance from West Drayton High Street with its variety of shops and good transport links via both bus and West Drayton train station (Crossrail). There are a number of local schools that can be found close by whilst Stockley Business Park & Heathrow Airport are also within easy reach.



Schools:

St Matthew's CofE Primary School 0.4 miles
Rabbsfarm Primary School 0.5 miles
West Drayton Academy 0.5 miles



Train:

West Drayton 0.5 miles
Iver 1.9 miles
Hayes & Harlington 2.0 miles



Car:

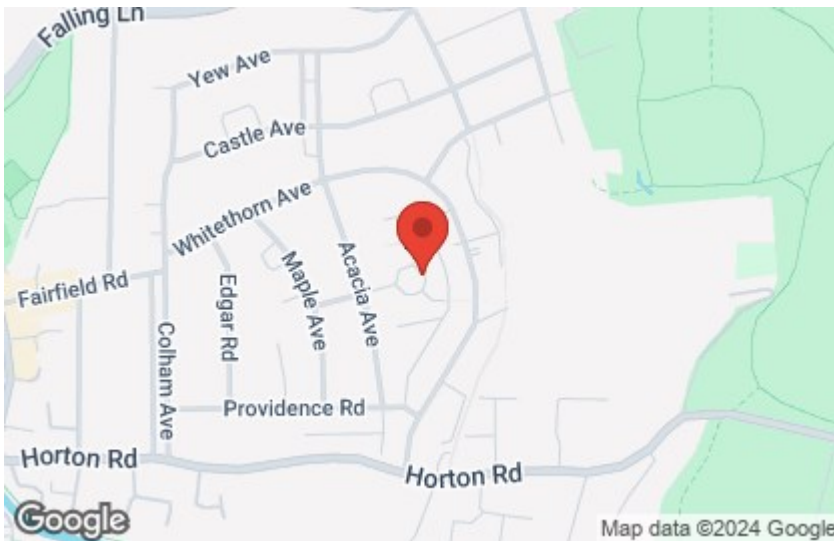
M4, A40, M25, M40



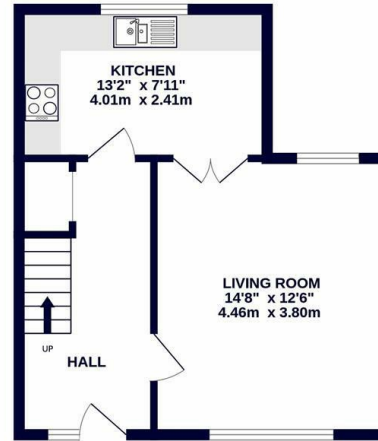
Council Tax Band:

D

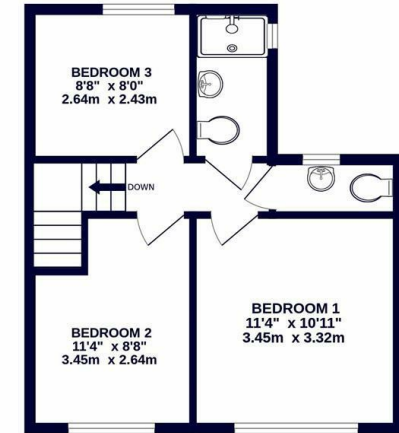
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
Not energy efficient - higher running costs			
England & Wales		61	77
EU Directive 2002/91/EC			

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.