

# Whitethorn Avenue

West Drayton • • UB7 8JY

Guide Price: £500,000



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# Whitethorn Avenue

West Drayton • • UB7 8JY

A well presented three bedroom semi-detached home, situated in a popular location within easy access to various amenities and transport links making it ideal for the modern family. Upon entering the property the first thing that becomes apparent is the natural light on offer, the second is the feeling of space, with the accommodation consisting of a entrance porch, 21ft living room, 21ft modern kitchen/dining room and a 11ft conservatory that overlooks the low maintenance rear garden. Upstairs are the three well proportioned bedrooms and the stunning family bathroom.

Semi-detached home

Three well proportioned bedrooms

21ft Living room

21ft Kitchen/Diner

Conservatory

Stunning family bathroom

982 sq.ft

Low maintenance rear garden

Driveway for multiple cars

Close to the Station (Elizabeth Line)

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 rear garden has been designed with ease of maintenance in mind being mostly laid to patio, there is also a gate that provides side access to the front. The property also enjoys a large front driveway providing off-street parking for multiple cars. This is surrounded by a hedgeline offering a great sense of privacy.

### Location

Whitethorn Avenue is ideally situated being found within easy reach of the High Street with its variety of independent shops & cafes in addition to the good transport links via various bus routes and West Drayton train Station (Elizabeth Line). Local Schools can also be found close by whilst Stockley Business Park, Heathrow Airport and the M4 motorway are all within easy reach.



### Schools:

St Matthew's CofE Primary School 0.2 miles  
Rabbsfarm Primary School 0.3 miles  
West Drayton Academy 0.6 miles



### Train:

West Drayton Station 0.3 miles  
Iver Station 1.7 miles  
Hayes & Harlington Station 2.2 miles



### Car:

M4, A40, M25, M40



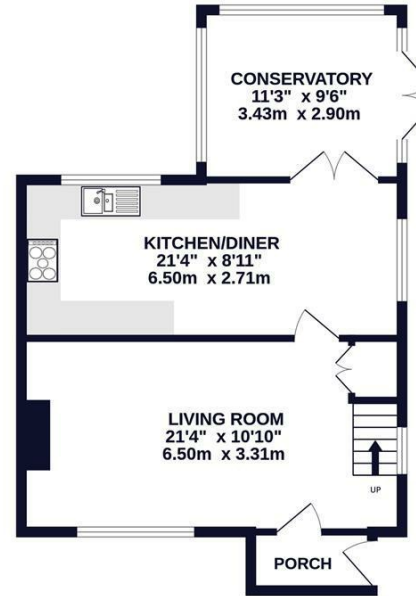
### Council Tax Band:

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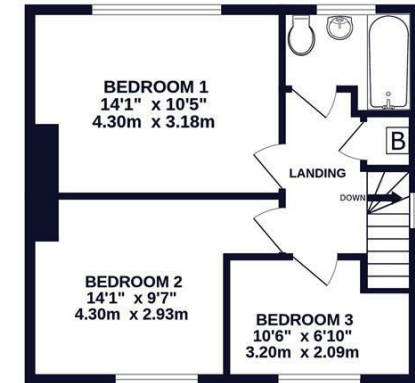
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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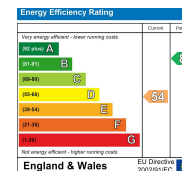


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