

Blackthorn Avenue

West Drayton • • UB7 9EU

Guide Price: £530,000



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An attractive and spacious three bedroom end of terrace home, offering accommodation boasting 1250sq.ft. This delightful home benefits from a carriage driveway, 18ft full length garage and exceptional landscaped garden.

Extended end of terrace home

Three double bedrooms

Family bathroom & W.C

Exquisite condition throughout

1250 sq.ft

Sizeable landscaped rear garden

Carriage driveway

18ft Garage

Potential to extend further STPP

Popular residential location

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

An attractive and spacious three bedroom end of terrace home, offering further potential to extend subject to planning. The space and residential location of this wonderful home creates the ideal family environment which the current owners have enjoyed for over 20 years. The ground floor is made up of entrance hallway, generous 20ft living room with a modern fireplace and bay window, equally spacious garden room ideal for dining with open views of the exceptional garden, 12ft fitted kitchen and W.C. Upstairs are the three well proportioned double bedrooms, the master benefitting from built in wardrobes and lastly there is a three piece family bathroom.

Outside

To the front of the property is a carriage driveway offering off street parking for multiple cars. The 18ft garage can also be accessed, giving ample storage space and potential to convert/extend subject to planning permission. The exceptionally spacious east-facing rear garden has been beautifully landscaped, with a patio area closest to the home, additional patio seating area, a wooden storage shed to the rear and established shrub/tree borders surround the lawn.

Location

Blackthorn Avenue is a popular residential road extremely well placed being situated close to local amenities and bus routes. West Drayton High Street with its various shops and and mainline train station (Elizabeth Line) can be found just a short distance away as can Stockley Business Park, Heathrow Airport and the M4 motorway.



Schools:

Cherry Lane Primary School 0.2 miles
West Drayton Primary School 0.6 miles
Heathrow Primary School 0.7 miles



Train:

West Drayton Station 1.0 mile
Hayes & Harlington Station 1.6 miles
Heathrow Express Terminals 1, 2 & 3 Station 1.9 miles



Car:

M4, A40, M25, M40



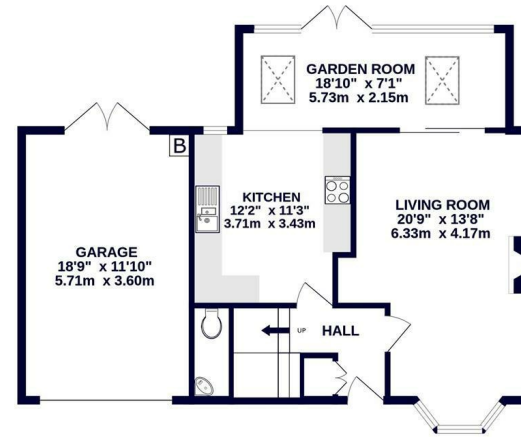
Council Tax Band:

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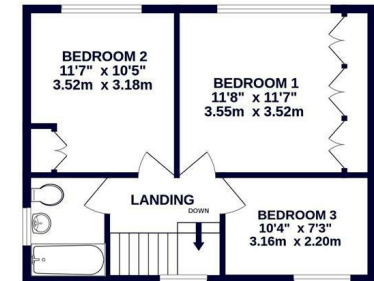
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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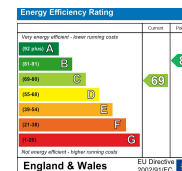


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