

Hatton Grove

West Drayton • Middlesex • UB7 7AU

Guide Price: £475,000



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Brought to the market with the added advantage of no chain and located within a five minute walk of West Drayton train station, is this delightful three bedroom terraced home. The property briefly consists of entrance hall, downstairs cloakroom, large storage cupboard, modern 14ft kitchen and a generous 16ft living room with dining area. Upstairs are the three well proportioned bedrooms, the master stretching to 12ft x 11ft and lastly the attractive three piece bathroom suite.

No chain

Terraced home

Three bedrooms

Downstairs W.C.

Family bathroom

14ft modern kitchen

16ft Living room

Allocated parking

Front & rear gardens

0.2 miles from the Train Station

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 property benefits from front and rear gardens, the front being mainly laid to lawn with a pathway to the home. The South facing rear garden has a patio area closest to the home, with shrub borders surrounding the garden, the remainder is laid to lawn with a storage shed to the rear. There is also allocated parking.

Location

Hatton Grove is a quiet residential road in West Drayton set within a short walk of West Drayton High Street with its variety of shops and Train Station, providing fast and frequent access into London via the Elizabeth Line. Heathrow Airport, Stockley Business Park and the M4 motorway with its links to London and The Home Counties are all a short drive away.



Schools:

St Catherine Catholic Primary School 0.3 miles
St Matthew's CofE Primary School 0.3 miles
West Drayton Academy 0.5 miles



Train:

West Drayton Station 0.2 miles
Iver Station 1.3 miles
Hayes & Harlington Station 2.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

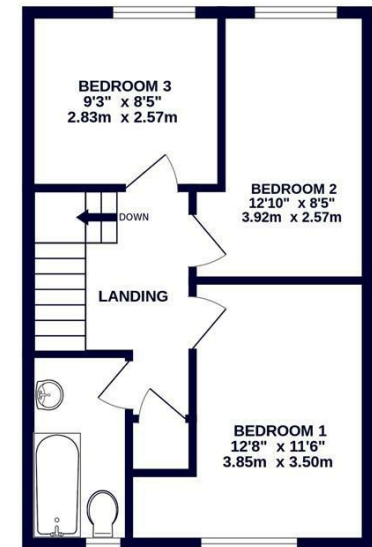
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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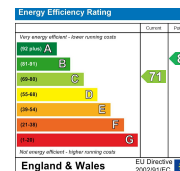


01895 459 950

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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