

Hawthorne Crescent

West Drayton • • UB7 9PB
Offers In Excess Of: £250,000



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Hawthorne Crescent

West Drayton • • UB7 9PB

This first floor one bedroom maisonette is found on a very sought after development, located within close proximity to the High Street and West Drayton Station (Elizabeth Line). This property is ideal for a first-time buyer looking to get onto the property ladder whilst also being a good investment prospect. The accommodation offers engineered wood flooring throughout, and briefly consists of an extremely spacious 13ft living room, compact modern kitchen, 11ft bedroom and a well proportioned family bathroom. The property is offered to the market with no chain.

One double bedroom

First floor

No charges

Modern kitchen

Two allocated parking spaces

Great condition throughout

Long lease

No chain

Large private garden

Freeholder permission in principle for loft (STPP)

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

This property boasts a large 'L' shape private garden at the rear of the property. Located in a quiet cul-de-sac, the property also benefits from two allocated parking spaces.

Location

Hawthorne Crescent is a popular residential road in West Drayton, situated just a short walk from the high street with a number of local shops, schools and amenities, including it's train station (Crossrail). Heathrow, Stockley Park and Uxbridge town centre with its multitude of shopping facilities, Metropolitan and Piccadilly line tube station, restaurants and bars, are only a short distance away. The property is served by direct busses to Heathrow, Uxbridge and Stockley Park.



Schools:

West Drayton Academy 0.1 miles
Caskieberran Primary School 0.5 miles
St Matthew's CofE Primary School 0.6 miles



Train:

West Drayton 0.4 miles
Iver 1.8 miles
Hayes & Harlington 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
54 sq.ft. (5.0 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (52.9 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	
Energy efficient - lower running costs	Energy less efficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A
Not energy efficient - higher running costs England & Wales EPC 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.