

# Byron Way

West Drayton • • UB7 9JD

Guide Price: £460,000



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This spacious two double bedroom end of terrace home is conveniently situated, found close by to numerous transport link and amenities, therefore it represents a great opportunity for those looking to take their next step on the property ladder and would also offer a great investment prospect. The sizeable accommodation consists of a hallway, 23ft open plan living / dining room with bay window, there is a couple of storage cupboards and the 14ft kitchen. On the first floor there are two well proportioned double bedrooms, both with fitted cupboards and shower room.

864 sq.ft

End of terrace home

Two double bedrooms

Driveway

23ft Open plan living area

17ft Master bedroom

11ft x 11ft Second bedroom

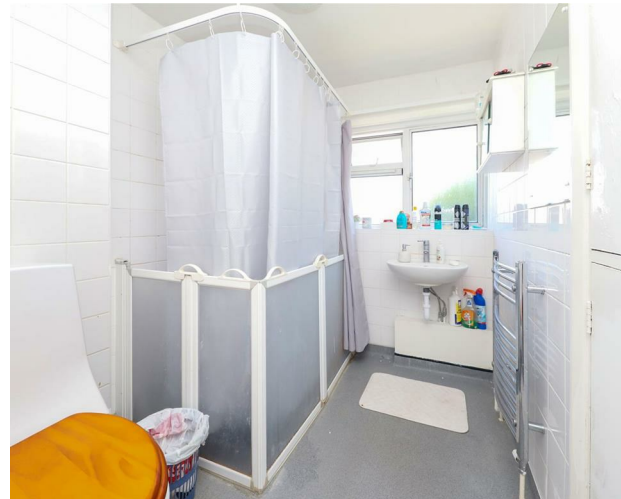
Spacious rear garden

Potential to extend (STPP)

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

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### Outside

The property has a block paved driveway providing off street parking for multiple cars. There is side access to the rear garden, which is made up of a lawn area, shrubs, a pathway leading to the end of the garden where there is a storage shed.

### Location

Byron Way is a popular residential road conveniently located providing good access and within easy reach of a variety of amenities including local shops, bus routes & numerous schools. Heathrow Airport & Stockley Business Park can be found just a short distance away, along with West Drayton High Street and of course not forgetting the train station (Elizabeth Line).



### Schools:

Cherry Lane Primary School 0.2 miles  
West Drayton Academy 0.5 miles  
St Martin's Church of England Primary School 0.4 miles



### Train:

West Drayton Station 0.9 miles  
Hayes & Harlington Station 1.9 miles  
Heathrow Express Terminals 1, 2 & 3 Station 1.9 miles



### Car:

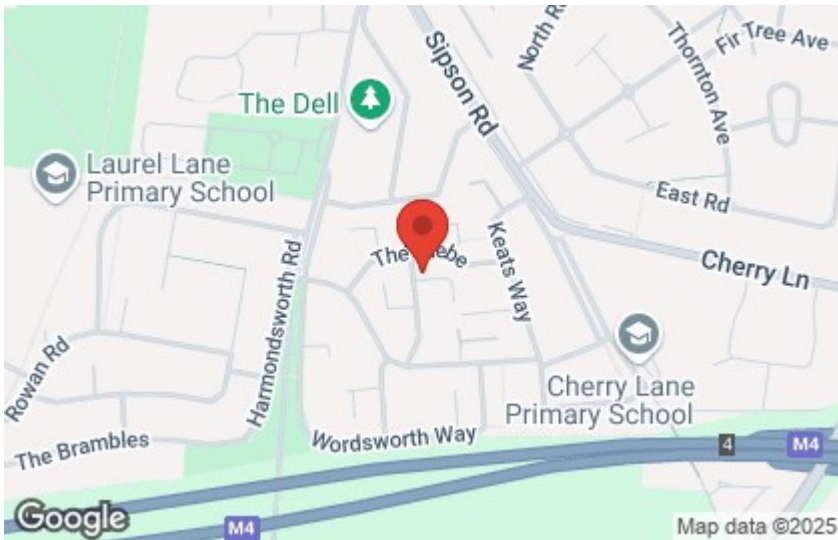
M4, A40, M25, M40



### Council Tax Band:

D

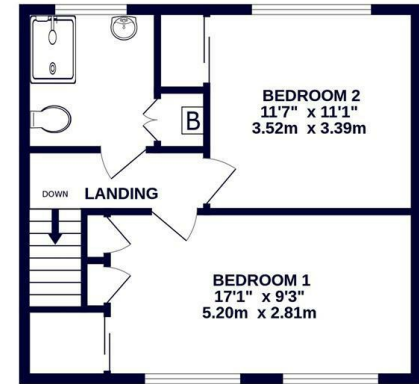
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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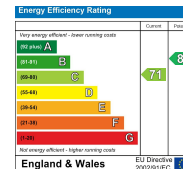


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