

Providence Road

West Drayton • • UB7 8HJ
Offers In Excess Of: £575,000



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est 1986

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This truly charming, extended three bedroom semi-detached Edwardian home is presented in great decorative order with spacious and light filled rooms throughout and must be viewed to appreciate the qualities it offers. The property is incredibly well placed, being situated in a sought after location within a five minute walk of West Drayton's Elizabeth line train station and has been tastefully updated by the current owners over the last 30 years. The accommodation itself stretches over an impressive 1321 sq. ft and briefly consists of entrance hallway, 27ft living room with original open fireplace and bay window, downstairs cloakroom, stunning 18ft kitchen/breakfast room with ample natural light which opens onto the 13ft dining room. To the first floor are three well proportioned bedrooms, the master stretching to an impressive 16ft x 12ft and lastly the exquisite four piece family bathroom.

1321 sq.ft

Semi-detached Edwardian home

Three bedrooms

Four piece family bathroom & downstairs W.C

Ample living accommodation

16ft x 12ft Master bedroom

12ft x 10ft Second bedroom

South facing rear garden

Sought after location

0.2 miles from West Drayton 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

To the front of the property there is ample residents permit parking in the road. The vast South-facing rear garden is a real sun trap, whilst creating a sense of peace and tranquil with an array of established plants and flowers, to the rear of the garden is a large workshop with electrics and undercover storage, whilst closest to the home is a seating area under a beautiful wisteria tree.

Location

Providence Road is a highly sought after residential road, exceptionally well placed being found only moments from the High Street with its variety of independent shops and fantastic transport links via both bus and West Drayton train station benefitting from the Elizabeth Line. There are a number of local schools that can be found close by whilst Stockley Business Park & Heathrow Airport are also within easy reach.



Schools:

St Matthew's CofE Primary School 0.3 miles
West Drayton Academy 0.4 miles
Rabbsfarm Primary School 0.5 miles



Train:

West Drayton 0.2 miles
Iver 1.7 miles
Hayes & Harlington 2.1 miles



Car:

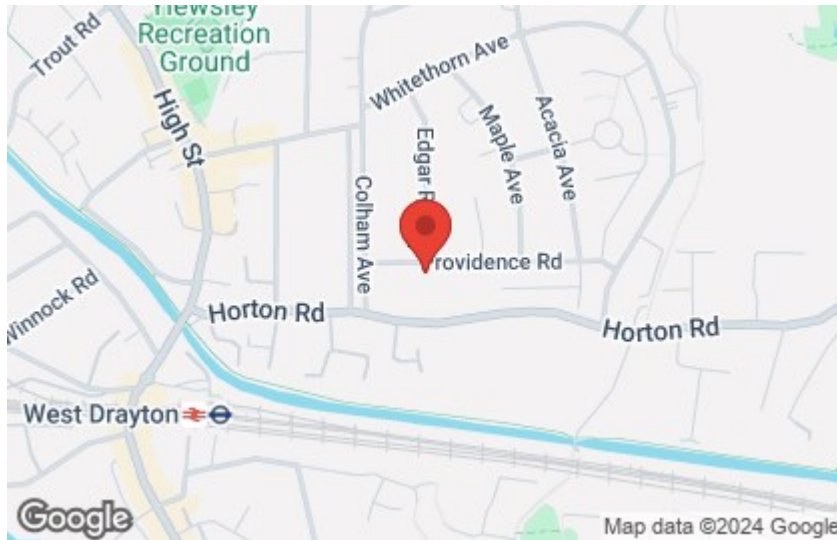
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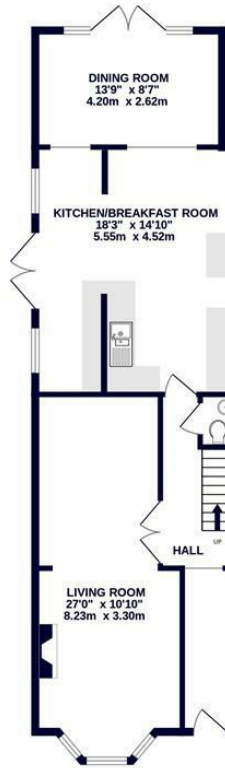
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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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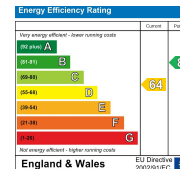


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