

Lantern Way

West Drayton • • UB7 9BU

Guide Price: £535,000



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This well maintained and deceptively spacious three bedroom townhouse offers over 1200 sq ft of internal space, with the well laid out accommodation arranged over three floors. The property is added to the market with the benefit of having no further chain and is found in a great location moments from the train station. Starting on the ground floor the residence consists of entrance hallway, 20ft integral garage, downstairs cloakroom, storage cupboard, convenient utility room and the third bedroom. To the first floor is the light filled kitchen and spacious 15ft living/dining room, whilst on the top floor is the two further bedrooms, the master bedroom has the addition of fitted wardrobes and en-suite bathroom as well as the family bathroom.

No chain

Townhouse

Three bedrooms

20ft integral garage

Utility room & W.C

15ft x 15ft living/dining room

14ft master bedroom with en-suite

Driveway

1238 sq.ft

Sought after location close to the 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 a private driveway providing ample off street parking. There is the addition of a 20ft integral garage giving further room for parking and storage, as well as potential to convert into living accommodation. The spacious west-facing rear garden includes a decked area and can be accessed via a side gate as well as the utility room.

Location

Lantern Way is a highly sought after and rarely available road in West Drayton, ideally placed being found just a short walk from West Drayton high street with its various shops and amenities in addition to the train station providing fast and frequent services in and out of London via the Elizabeth Line. Just a short drive away is Uxbridge town centre with its extensive range of bars, restaurants and shops.



Schools:

St Matthew's CofE Primary School 0.3 miles
West Drayton Academy 0.3 miles
St Catherine Catholic Primary School 0.4 miles



Train:

West Drayton 0.1 miles
Iver 1.6 miles
Hayes & Harlington 2.2 miles



Car:

M4, A40, M25, M40



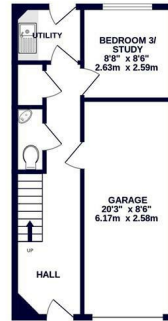
Council Tax Band:

E

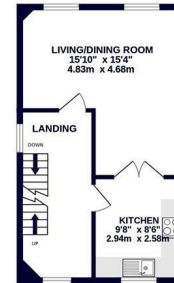
(Distances are straight line measurements from centre of postcode)



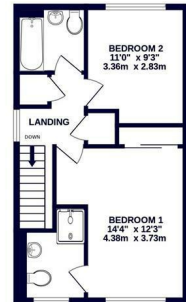
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
389 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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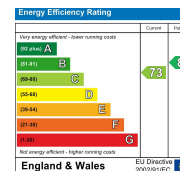
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