

# Ash Grove

West Drayton • • UB7 8BL

Guide Price: £425,000



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A spacious two bedroom mid terrace home, presented in good condition throughout and offering scope to extend subject to planning permission. The accommodation on offer briefly consists of a 14ft living room equally spacious 14ft kitchen and large reception room whilst upstairs are the two well proportioned bedrooms and a family bathroom.

Two double bedrooms

Terraced

No chain

Potential to extend (STPP)

Driveway that provides parking for two cars

Convenient location

Ideal family home / investment

12ft Master bedroom

45ft Garden

South facing garden

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 there is a paved driveway providing off street parking for two cars. There is side access to the rear garden where there is a patio area closest to the house with the majority of the garden being laid to lawn. There is also a storage shed.

### Location

Ash Grove Avenue is a popular residential road in Yiewsley, offering good access to Hillingdon Hospital, Brunel University, West Drayton Train Station, Stockley business park and Heathrow airport. There are a number of bus/road links close by creating a short drive to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.



### Schools:

Colham Manor Primary School 0.4 miles  
Rabbsfarm Primary School 0.4 miles  
St Matthew's CofE Primary School 0.6 miles



### Train:

West Drayton Station 0.7 miles  
Iver Station 2.0 miles  
Hayes & Harlington Station 2.1 miles



### Car:

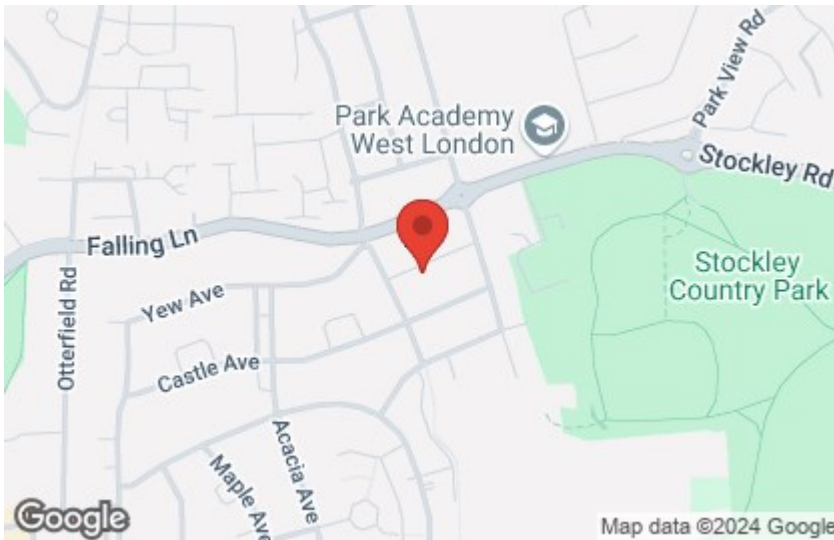
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## Ash Grove, West Drayton, UB7

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1166602

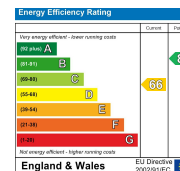


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