

# Blossom Way

West Drayton • • UB7 9HF

Asking Price: £650,000



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est 1986

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West Drayton • • UB7 9HF

As you enter, you are greeted by a separate living room, shower room and kitchen/diner, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in. The property boasts four well-proportioned bedrooms, ensuring that everyone has their own private space. Each room is filled with natural light, creating a bright and airy feel throughout the home. The two contemporary bathrooms are fitted with high-quality fixtures, offering both style and convenience. One of the standout features of this home is the inclusion of solar panels, which not only contribute to a more sustainable lifestyle but also help reduce energy costs. Additionally, the property comes with a 10 year building warranty with Advantage, providing peace of mind for the new owners. Situated in a desirable location, this home is close to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. In summary, this semi-detached house on Blossom Way is a remarkable opportunity for those seeking a modern, energy-efficient home in West Drayton.

Four double bedrooms

Semi detached

New build

Solar panels

Fantastic condition throughout

No chain

Gated parking with charging

10 year structural Warranty from Advantage

17ft Master bedroom

Ideal for first time buyers

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 is a well kept garden which is laid to lawn which is paved to the front door. At the rear you will find patio closest to the property with the rest also being laid to lawn making it easy to maintain. Additionally this property comes with off street parking as well as on street parking for visitors if needed.

### Location

Blossom Way is conveniently located giving access to a variety of amenities including local shops, bus links, numerous schools, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties. West Drayton Town is a short distance away providing a more extensive range of shops along with West Drayton station (Crossrail) with its direct line to Paddington.



### Schools:

Cherry Lane Primary School 0.1 miles  
 St Martin's Primary School 0.5 miles  
 Laurel Lane Primary School 0.6 miles



### Train:

West Drayton station 1 mile  
 Hayes & Harlington station 1.8 miles  
 Heathrow Express Terminals 1, 2 & 3 1.9 miles



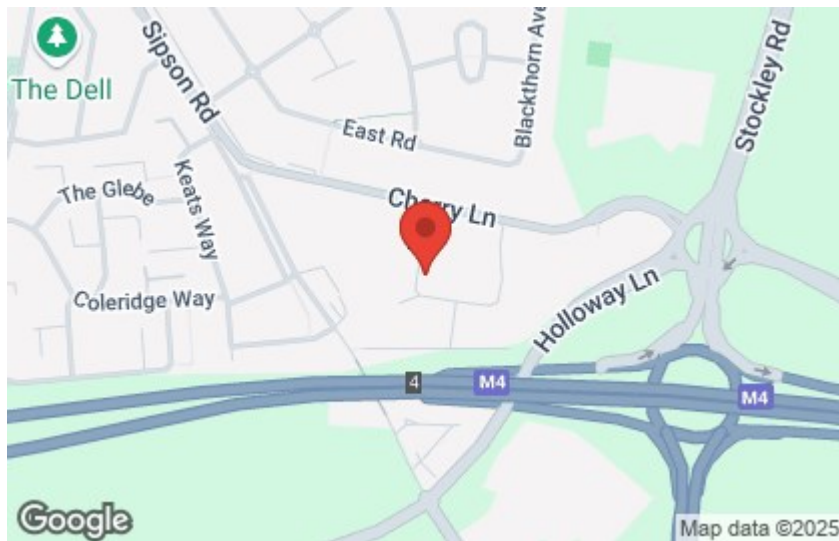
### Car:

M4, A40, M25, M40



### Council Tax Band:

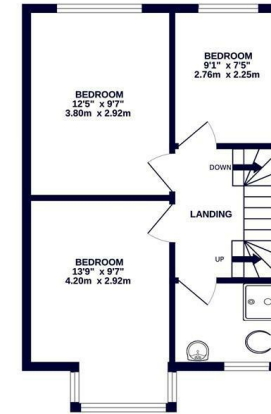
(Distances are straight line measurements from centre of postcode)



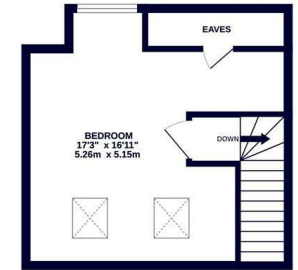
GROUND FLOOR  
 485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
 416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR  
 284 sq.ft. (26.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1186 sq.ft. (110.1 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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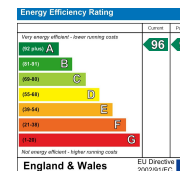
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