

Maple Avenue

West Drayton • • UB7 8LS

Guide Price: £485,000



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A three bedroom end of terrace home found in a convenient location and offered to the market with the added benefit of having no further chain. The property is perfectly liveable in its current condition however offers the opportunity for the next homeowner to stamp their own mark and briefly consists of entrance porch, 15ft living room, a spacious 22ft kitchen/dining room and 10ft conservatory. To the first floor are the three well-proportioned double bedrooms, the first and second both stretching to 14ft and lastly the four piece family bathroom.

No chain

End of terrace home

Three double bedrooms

Four piece family bathroom

1029 sq,ft

Scope to extend to both the side & rear (STPP)

Spacious rear garden

Driveway

Popular location

Council tax band - D

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 a driveway that provides parking for multiple cars. The rear garden is extremely spacious giving the property plenty of scope to extend both to the side and rear, subject to planning permission. It is mainly laid to lawn with multiple wooden storage sheds.

Location

Maple Avenue is a popular residential road incredibly well placed being found just a short distance from West Drayton High Street with its variety of shops and good transport links via both bus and West Drayton train station with the benefit of the Elizabeth Line. There are a number of local schools that can be found close by whilst Stockley Business Park, Heathrow Airport & the M4 Motorway are also within easy reach.



Schools:

Rabbsfarm Primary School 0.6 miles
 St Matthew's CofE Primary School 0.4 miles
 Colham Manor Primary School 0.9 miles



Train:

West Drayton Station 0.3 miles
 Iver Station 1.8 miles
 Hayes & Harlington Station 2.1 miles



Car:

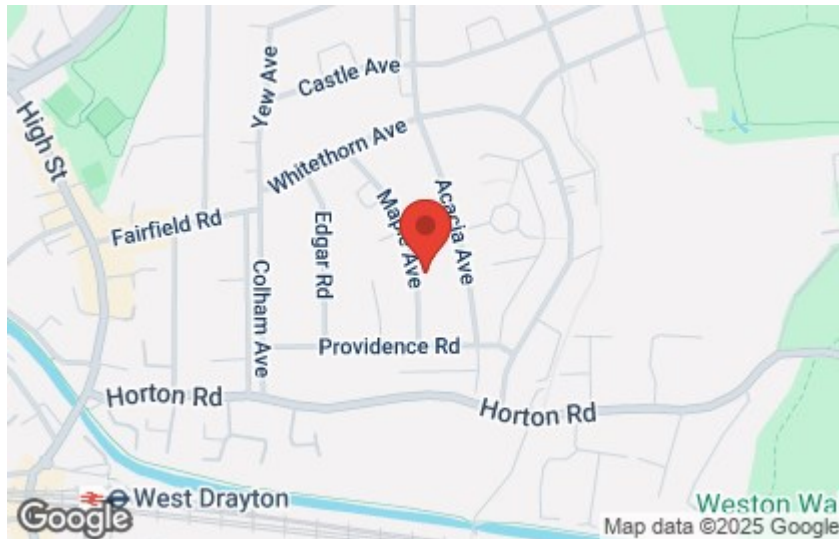
M4, A40, M25, M40



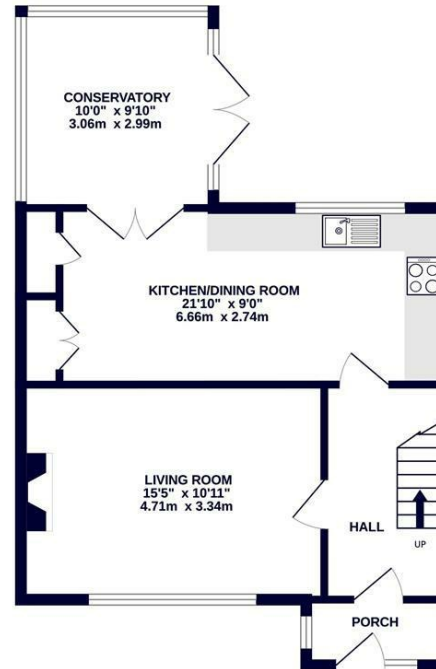
Council Tax Band:

D

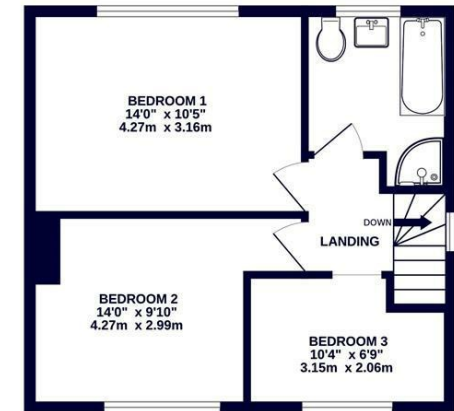
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
 448 sq.ft. (41.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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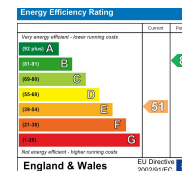
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