

# Myrtle Close

West Drayton • • UB7 9LL

Guide Price: £400,000



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A two bedroom end of terrace home offering light filled accommodation with clean crisp tones throughout. This home is perfect for those looking to take their first step on the property ladder and briefly consists of large 14ft living room, downstairs cloakroom, 13ft kitchen/dining room which offers access to the garden. Upstairs are the two bedrooms, the master stretching to 12ft with fitted wardrobes and the lovely family bathroom suite.

End of terrace home

Two bedrooms

Bathroom & W.C

Freehold

EPC - C

568 sq.ft

Driveway

Wrap around garden

Popular residential location

Under 1 mile from the train station (Elizabeth Line)

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 is situated on a corner plot meaning the front and rear gardens wrap around the house with the added advantage of a driveway for off-street parking. A hedge line around the gardens provides a great sense of privacy.

### Location

Myrtle Close is a popular residential cul-de-sac extremely well placed, being situated close to local amenities and bus routes. West Drayton High Street with its various shops and train station with Elizabeth line access can be found just a short distance away, as can Stockley Business Park, Heathrow Airport and the M4/M25 motorways.





### Schools:

Cherry Lane Primary School 0.2 miles  
 West Drayton Academy 0.5 miles  
 St Martin's Church of England Primary School 0.5 miles



### Train:

West Drayton 0.8 miles  
 Hayes & Harlington 1.7 miles  
 Heathrow Express Terminals 1, 2 & 3 2.0 miles



### Car:

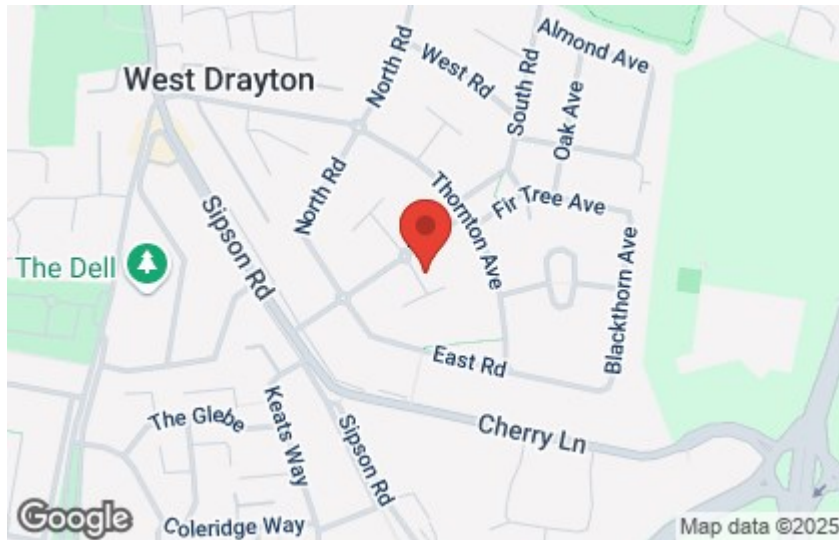
M4, A40, M25, M40



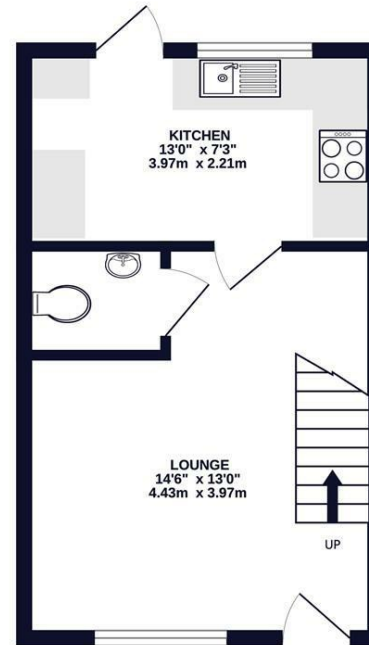
### Council Tax Band:

D

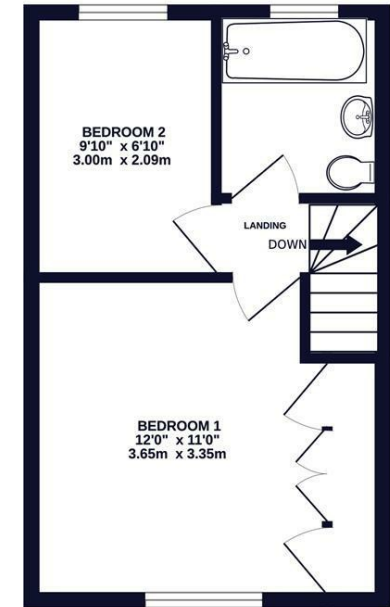
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
 284 sq.ft. (26.4 sq.m.) approx.



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TOTAL FLOOR AREA : 568 sq.ft. (52.8 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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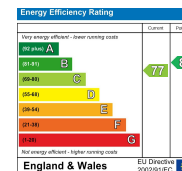
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