

Almond Avenue

West Drayton • • UB7 9EL

Guide Price: £500,000



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A surprisingly spacious three bedroom, mid terrace home brought to the market with the added advantage of having no chain. The property is presented in great condition and the versatile layout consists of, entrance hall, W.C, spacious living room which leads through to the modern kitchen with dining space and the 17ft living room. Upstairs are the three well proportioned bedrooms, the master reaching an impressive 13ft and lastly, the family bathroom.

No chain

Terraced home

Three spacious bedrooms

Bathroom & W.C

895 sq.ft

Fantastic condition throughout

Potential to extend (STPP)

Driveway

Large rear garden

Popular residential location

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 the driveway allows off street parking for one to two cars. The rear garden can be accessed through the property as well as via a shared pathway, the garden itself is not overlooked from behind creating a great sense of privacy and is generously sized with a patio area closest to the home and the remainder being mainly laid to lawn with an array of establish shrub borders, offering a great outside space. There is also a storage shed.

Location

Almond Avenue is a popular residential road extremely well placed being situated close to local amenities and bus routes. West Drayton High Street with its various shops and and train station with the fantastic benefit of the Elizabeth Line can be found just a short distance away as can Stockley Business Park, Heathrow Airport and the M4 motorway.



Schools:

West Drayton Academy 0.5 miles
 Lady Nafisa School 0.9 miles
 Heathrow Primary School 0.9 miles



Train:

West Drayton Station 0.8 miles
 Hayes & Harlington Station 1.5 miles
 Iver Station 2.2 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)

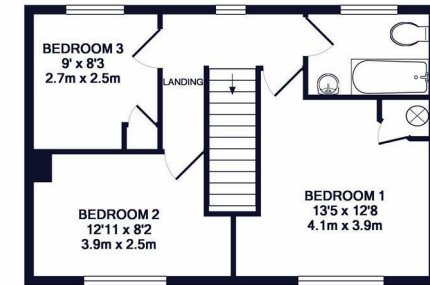


OUTBUILDING
APPROX. FLOOR
AREA 52 SQ.FT.
(4.8 SQ.M.)

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GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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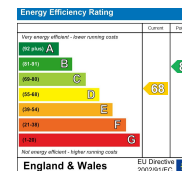
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