

# Padcroft Road

West Drayton • • UB7 7RB

Guide Price: £435,000



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This exquisite two bedroom, mid-terrace home is offered to the market in exceptional decorative order throughout and is also incredibly well-placed being found only moments from the train station & High Street.

With delightful updates from the current owners such as a garden office, this property is not one to be missed.

Mid terrace home

Two bedroom

713 sq.ft

Fantastic condition throughout

Ample living space

Delightful garden office

South-East facing garden

On-street permit parking

Prime location

Moments from the Train Station

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

This well appointed home is perfect for those looking to take their first step on the property ladder and briefly consists of sizeable open plan living/dining room that leads to the fantastic 12ft fitted kitchen. Upstairs are the two spacious double bedrooms, the master measuring at an impressive 13ft x 10ft and lastly the lovely four piece bathroom suite.

### Outside

The South-East facing rear garden is a charming space, with a patio area closest to the house with a pathway that leads to the rear with the rest of the garden being laid to lawn. There is also a fantastic brick built, insulated, garden office with power and light, ideal for home working. There is also gated rear access. Parking is available to the front of the property which is on-street permit parking.

### Location

Padcroft Road is a quiet and rarely available residential road ideally situated being just a short distance from West Drayton High Street with its range of independent shops, train station with the fantastic benefit of the Elizabeth Line and variety of bus routes. Heathrow Airport, Stockley Business Park and the M4 motorway network are all within easy reach.



### Schools:

St Matthew's CofE Primary School 0.1 miles  
 Rabbsfarm Primary School 0.4 miles  
 St Catherine Catholic Primary School 0.5 miles



### Train:

West Drayton 0.3 miles  
 Iver 1.3 miles  
 Uxbridge 2.3 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)

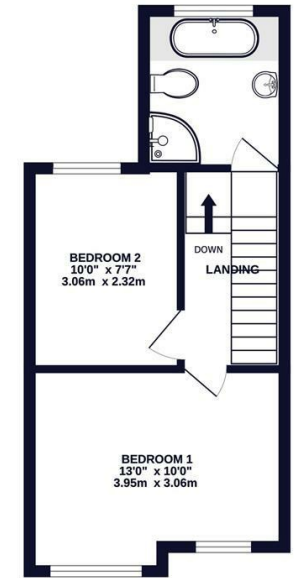


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GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.3 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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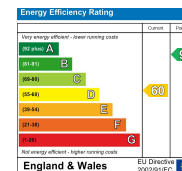
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