

# Kings Road

West Drayton • • UB7 9EF

Guide Price: £524,000



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Located on a popular residential road, Kings Road, this immaculate three bedroom, end of terrace home is finished to a high standard throughout. The property features a stylish kitchen/diner, bright reception room, and private outdoor space. With its outstanding condition and contemporary design, this home is perfect for families or professionals seeking quality and comfort in a desirable location.

No chain

End of terrace home

Three bedrooms

Bathroom & WC

875 sq.ft

Contemporary conservatory

Driveway

Wrap around garden

Popular residential location

Half a mile 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 two-storey home offers a well designed layout with a total floor space of 875 sq.ft. The ground floor features a spacious living room measuring 17ft x 11ft, separate modern fitted kitchen and a generous conservatory at the rear extending to 20ft x 9ft, ideal for additional living or dining space with an abundance of natural light. There's also a convenient downstairs WC located off the entrance hall. Upstairs, the first floor offers three bedrooms and an exquisite family bathroom. Bedroom one measures an impressive 11ft x 9ft, the second bedroom is a double bedroom and bedroom three is a compact 8ft x 5ft, ideal for a child's room or office. The landing connects all rooms and the bathroom, providing a practical and functional upstairs layout.

### Outside

The front garden of this property offers a spacious paved driveway, providing convenient off-street parking for multiple vehicles, framed by low-maintenance shrubbery and a neat picket fence. The rear and side gardens boast a generous lawn area bordered by mature hedges, ensuring privacy and a peaceful atmosphere. A contemporary conservatory opens onto a paved patio, ideal for outdoor dining or entertaining. Additional features include a timber shed for storage and various seating areas, creating a versatile and family-friendly outdoor space.

### Location

Kings Road is a quiet residential road extremely well placed, being found within a 2 minute walk from the upcoming Platinum Jubilee Leisure Centre, with facilities such as a 25-meter swimming pool, a training pool, a splash pad, a gym, a health suite, soft play, a youth and community hub, a cafe and a rooftop 3G football pitch it. Local schools as well as West Drayton high street are a short distance away with its range of independent shops, eateries and Train station benefitting from the Elizabeth Line. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.





### Schools:

West Drayton Academy 0.1 miles  
St Catherine Catholic Primary School 0.6 miles  
Cherry Lane Primary School 0.6 miles



### Train:

West Drayton Station 0.5 miles  
Iver Station 1.8 miles  
Hayes & Harlington Station 1.9 miles



### Car:

M4, A40, M25, M40



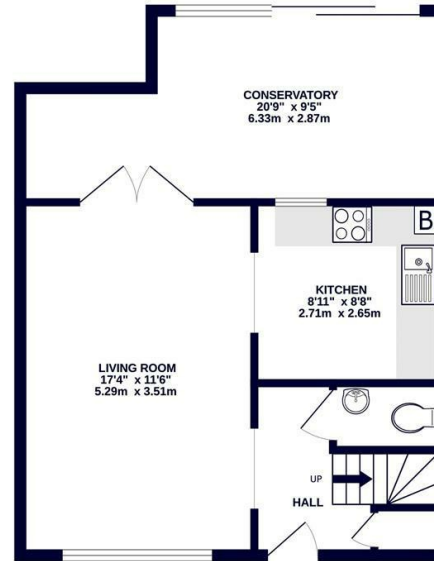
### Council Tax Band:

D

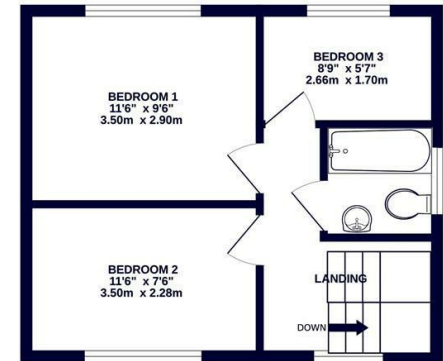
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D	77	82
Less energy efficient	E		
Not energy efficient - higher running costs	F		
Very poorly energy efficient	G		
England & Wales		EG 10/2020	2022/01/18

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.