

Newcombe Rise

West Drayton • Middlesex • UB7 8QE

Guide Price: £350,000



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Welcome to this charming one-bedroom semi-detached home, tucked away in a quiet cul-de-sac within a popular residential area. Ideal for first-time buyers, small families, or investors, the property includes off-street parking on a neat paved driveway.

Inside, the home is well-presented with neutral décor and a bright, spacious lounge leading into a modern, fully glazed conservatory—perfect for year-round relaxation or entertaining.

The compact kitchen is smartly designed with light-wood cabinets, black countertops, and integrated appliances, offering ample storage and workspace.

Upstairs, the generous bedroom includes built-in storage, while the clean, fully tiled bathroom features a full-size bath with shower and additional built-in cupboards.

The private rear garden is a standout, with a mix of patio and lawn, mature borders, and a tiered layout that's perfect for outdoor living.

One bedroom

House

Large garden

Conservatory

Potential to extend (STPP)

Good condition throughout

Ideal for first time buyers

Off street parking

Popular development

14ft living room

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

You enter into a bright and spacious living room, which leads to a compact, well-equipped kitchen at the front and a modern conservatory at the rear. The conservatory opens out to a private, tiered garden with both patio and lawn—ideal for outdoor dining or relaxing. Upstairs, the large double bedroom includes built-in storage, while the bathroom features a full-sized bath, sink, toilet, and additional storage. The property also benefits from off-street parking on a paved driveway.

Outside

The rear garden is spacious and private, featuring a large paved patio ideal for outdoor dining. A few steps lead to a raised lawn bordered by mature shrubs and hedging, creating a peaceful, low-maintenance outdoor space perfect for relaxing or entertaining. At the front of the property you have one allocated off street parking.

Location

Newcombe Rise, is a highly popular residential development that is extremely well placed, providing good access to Hillingdon Hospital, Stockley Business Park & Heathrow Airport. Yiewsley/West Drayton High Street with its variety of shops and Train Station (Elizabeth Line) can also be found close by.



Schools:

Rabbsfarm Primary School 0.2 miles
 St Matthew's CofE Primary School 0.4 miles
 Colham Manor Primary School 0.5 miles



Train:

West Drayton 0.6 miles
 Iver 1.8 miles
 Uxbridge 2.0 miles



Car:

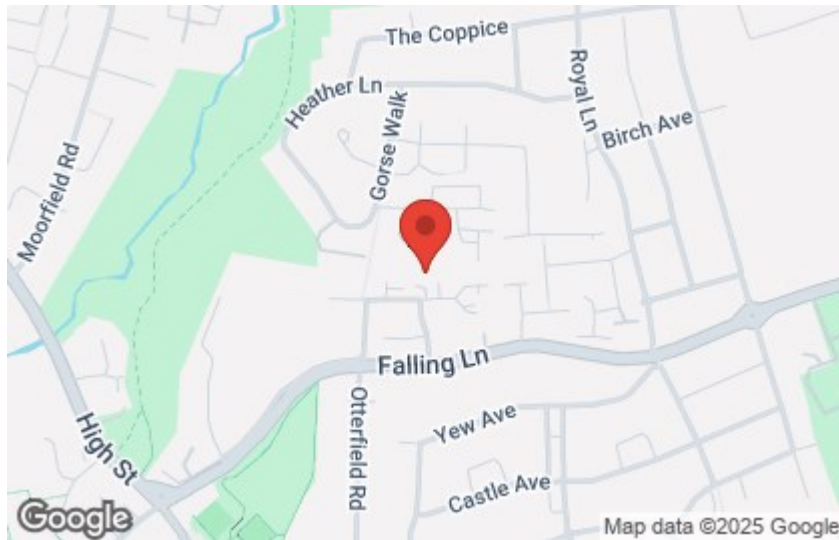
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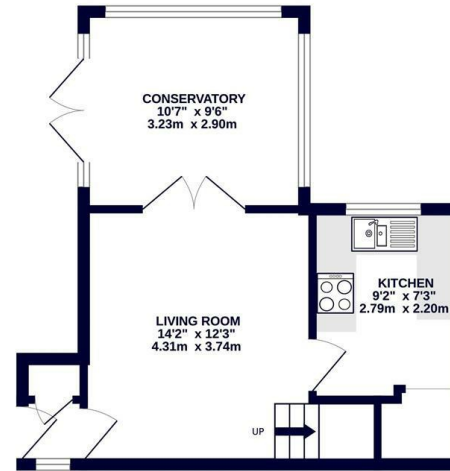
Council Tax Band:

C

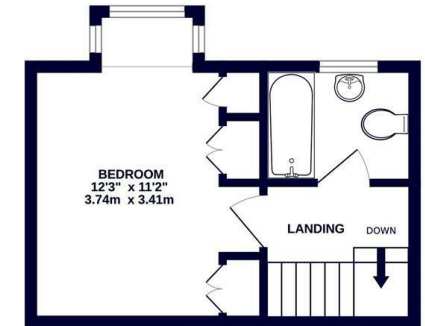
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
 240 sq.ft. (22.3 sq.m.) approx.



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TOTAL FLOOR AREA : 580 sq.ft. (53.8 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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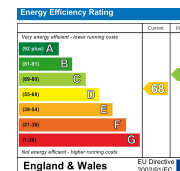
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