

# Lowdell Close

West Drayton • • UB7 8BA  
Guide Price: £600,000



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This splendid end-terrace house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting five well-proportioned bedrooms, this property is perfect for those who require ample living space. The interior is in great condition throughout, ensuring a move-in ready experience for the new owners. The addition of a conservatory enhances the living space, providing a delightful area to relax and enjoy the natural light. The property features one modern bathroom and a separate equally modern cloakroom, catering to the needs of a busy household. The layout is thoughtfully designed, allowing for both privacy and communal living, making it ideal for family life. Moreover, this home offers potential for further extension, subject to planning permission, allowing you to tailor the property to your specific needs and desires.

Five bedrooms

End of terrace

Allocated parking space

Great condition throughout

Potential to extend (STPP)

Ideal for first time buyers

Over 1400 sqft.

Modern kitchen

16ft living room

No chain

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.

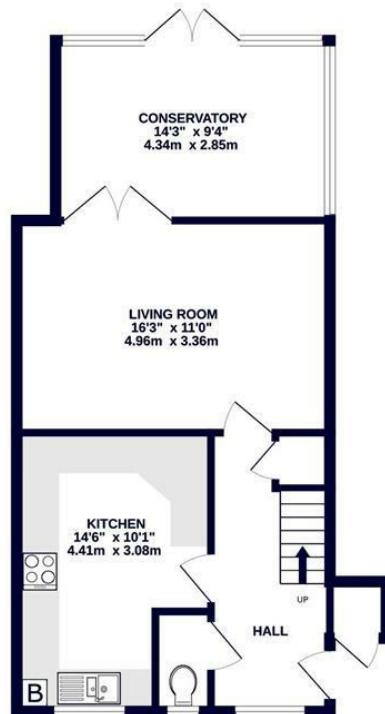




OUTBUILDING  
135 sq.ft. (12.5 sq.m.) approx.



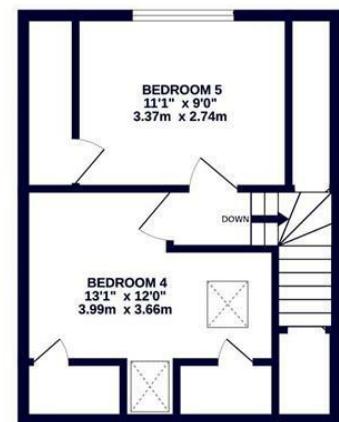
GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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
Very energy efficient - lower running costs	
2019/20 A	A
2019/20 B	B
2019/20 C	C
2019/20 D	D
2019/20 E	E
2019/20 F	F
2019/20 G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.