

# Castle Avenue

West Drayton • Middlesex • UB7 8LG

Guide Price: £600,000



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est 1986

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West Drayton • Middlesex • UB7 8LG

A well presented four double bedroom, semi-detached home that has been extended offering a versatile floor plan which is ideal for the growing family. The property has been updated and maintained by the current owners making it ready to move straight into and offers further potential to extend subject to usual planning consents. The accommodation comprises of, entrance porch, living room, equally spacious modern kitchen leading to the separate utility area, also found downstairs off of the hallway is the annexe room which can be accessible via it's own front door, with a kitchenette and shower room. Whilst upstairs are the four double bedrooms, the master has fitted cupboards and lastly the three piece family shower room suite.

Extended semi-detached house

Four double bedrooms

Annexe with private access

Low maintenance rear garden

Family bathroom & shower room

Ideal family home

Driveway providing off street parking

Modern fitted kitchen

Separate utility

Popular 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 is a driveway providing off street parking for multiple cars. There is side gate providing access to the well maintained rear garden, closest to the house is a patio area with indian sandstone, creating a space for outdoor seating. The remainder of the garden is laid to lawn and there is a greenhouse.

### **Location**

Castle Avenue is a residential road located just a short distance from West Drayton High Street with its variety of shops, doctors surgery, local schools and the mainline train station (Crossrail). Heathrow Airport, Stockley Business Park and the M4 motorway with its links to London and The Home Counties are all a short drive away, a perfect location for young families and investors combined.



### Schools:

Rabbsfarm Primary School 0.3 miles  
Moorcroft School 0.4 miles  
Colham Manor Primary School 0.6 miles



### Train:

West Drayton Station 0.5 miles  
Iver Station 1.8 miles  
Uxbridge Station 2.2 miles



### Car:

M4, A40, M25, M40



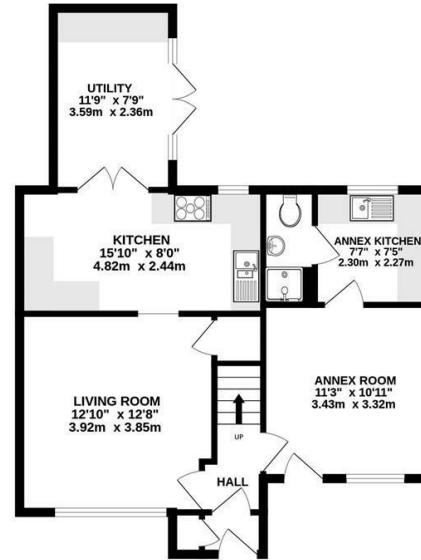
### Council Tax Band:

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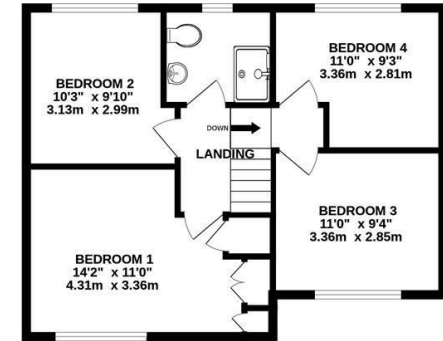
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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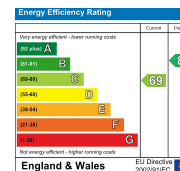


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