



## Evergreen Drive, West Drayton, Middlesex, UB7 9GQ

- Three bedroom residence in Drayton Garden Village
- Highly sought after
- Great for families or investors alike
- Superb condition throughout
- Two allocated parking bays
- Access to communal grounds

**Asking Price £500,000**



### Description

A stunning three-bedroom terrace house located in the sought after Drayton Garden Village. This beautifully presented property offers a perfect blend of modern living and comfort, with spacious accommodation and a private rear garden. The house is in excellent condition, making it an ideal family home for those looking to settle in a peaceful yet well-connected neighborhood.

### Accommodation

As you step into the welcoming entrance hall, you're met by the convenience of a separate kitchen with integrated appliances and a separate downstairs W.C. providing added convenience for guests.

The highlight of the ground floor is the large open plan living area, flooded with natural light and providing a seamless flow to the private rear garden, ideal for entertaining guests.

Moving upstairs, you'll find three spacious bedrooms that offer versatility, the master bedroom is complimented by en suite bathroom ensuring privacy and convenience for you. Additionally, there is a separate family bathroom on this floor, beautifully designed with modern fixtures.

### Outside

The property boasts the added convenience of allocated parking bays,. You'll also have access to communal grounds, providing ample space for outdoor activities and a sense of community within the neighborhood.

### Location

Nestled in the desirable West Drayton area, this home offers excellent transport links, making it easy to access nearby towns and central London. The neighborhood is well-connected with bus routes, and West Drayton railway station is within easy reach.

### Terms and notification of sale

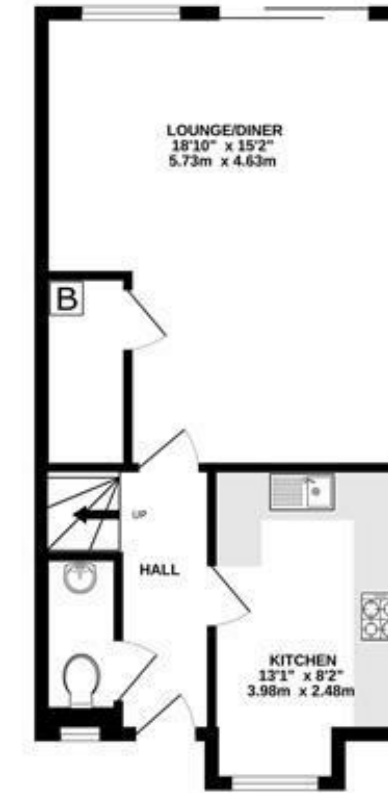
Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC Rating: C

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 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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### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts