



Colham Avenue, Yiewsley, West Drayton, UB7 8HF

- Chain free semi detached house
- Large garden
- Offering potential to extend STPP
- In need of modernisation
- Three bedrooms
- Permit holder parking
- Moments walk from West Drayton station (Elizabeth Line)
- Two reception rooms

Offers In Excess Of £400,000

Description

Whether its is your first family home or investment that you have been dreaming of making your own, this property offers you the opportunity to unlock the full potential with your own creative touch.

Accommodation

Providing accommodation which briefly comprises of large entrance hallway, living room and dining room, separate kitchen with direct to the rear garden. To the first floor there are three bedrooms, and a family bathroom.

Outside

To the outside of the property is a large rear garden, there is residents permit holder parking on street.

Situation

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London with ease. With frequent services to London Paddington in less than 25 minutes from the West Drayton Mainline Train Station with the Elizabeth Line upgrade, which will bring West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: D

GROUND FLOOR
499 sq ft. (46.4 sq.m.) approx.



1ST FLOOR
492 sq ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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