



## Beech Close, West Drayton, UB7 9LQ

- Superbly presented three-bedroom semi detached house
- Potential to extend subject to planning consents
- Double Glazing
- Close proximity to local amenities
- Off street parking with gated access
- Well maintained garden to rear
- Popular residential location

**Offers In Excess Of £550,000**

### Full Description

Nestled in the heart of West Drayton, this beautifully presented three-bedroom semi-detached house offers an ideal blend of comfort, style, and potential. Boasting generously proportioned living spaces and versatile features, this residence is a perfect haven for families seeking a modern lifestyle.

### Accommodation

Stepping through the entrance porch and hallway, there is a large and airy separate living area, bathed in natural light, separate, well-designed kitchen, equipped with integrated appliances, seamlessly connects to the rear garden, separate downstairs w.c. for added convenience. An attached garage on the side of the property presents versatile space, offering opportunities for customization and potential development (subject to necessary planning consents).

Ascend to the first floor to find three spacious double bedrooms, each adorned with built-in wardrobes for ample storage. There is a separate bathroom suite including toilet, basin and enclosed bath with shower attachment.

### Outside

To the front the garden is half hard standing parking and half shingle which is part fenced. To the rear is a well kept garden which is mainly laid to lawn with a large patio area to the rear is an outbuilding with power and light and a further timber shed, the garden is enclosed by a panel fencing with gated side access, there are several security lights with the garden, the garden is all well presented and maintained.

### Situation

West Drayton's position on the western edge of the Capital means that it is superbly placed to access Central London, with frequent services to London Paddington in less than 25 minutes from the West Drayton Main Line station which since upgraded to the Elizabeth Line gives access to Canary Wharf in 37 minutes and providing excellent access to the centre of London with Bond street being approximately 15 minutes journey time. The property also provides easy access to West Drayton, Yiewsley and Uxbridge town centres with their wide range of day to day shops and amenities. There is also excellent access to local bus routes, London international Heathrow airport and the M4, M40 and M25 motorways.

### Terms and notification of sale

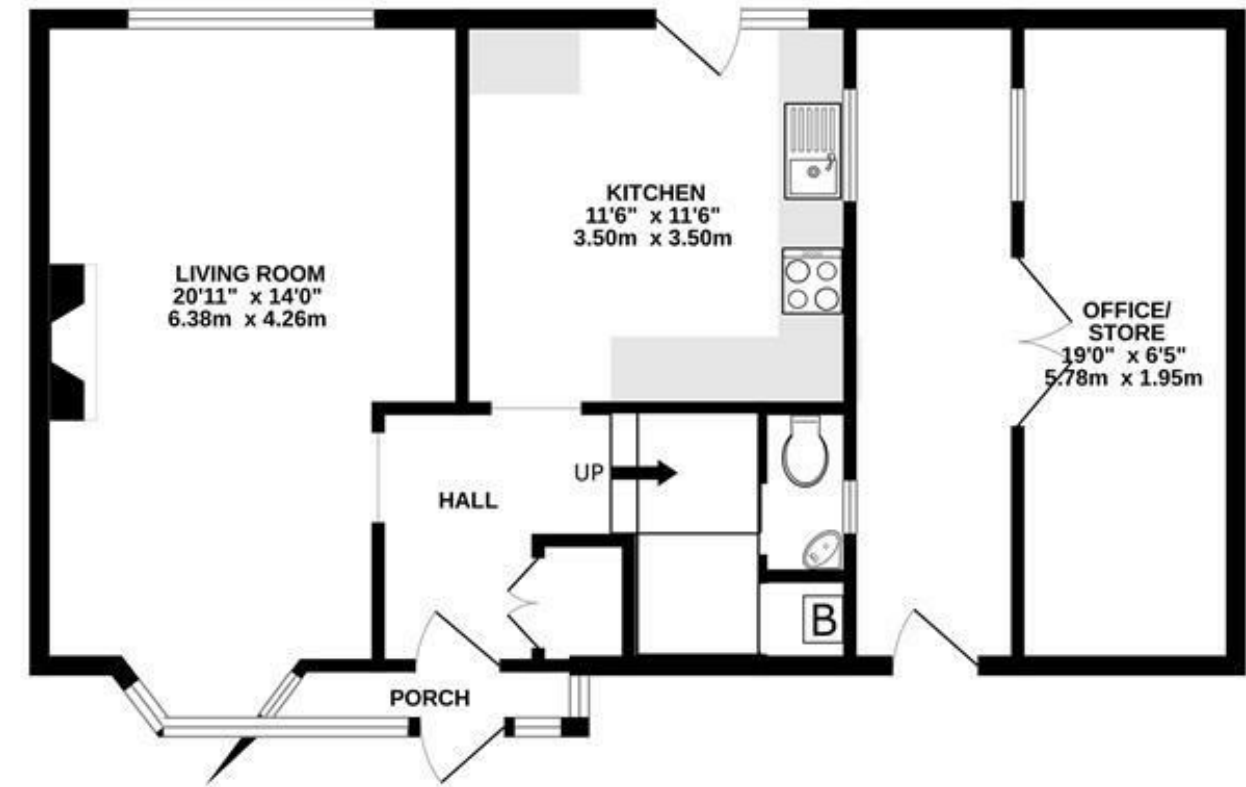
Tenure: Freehold

Local Authority: London Borough of Hillingdon

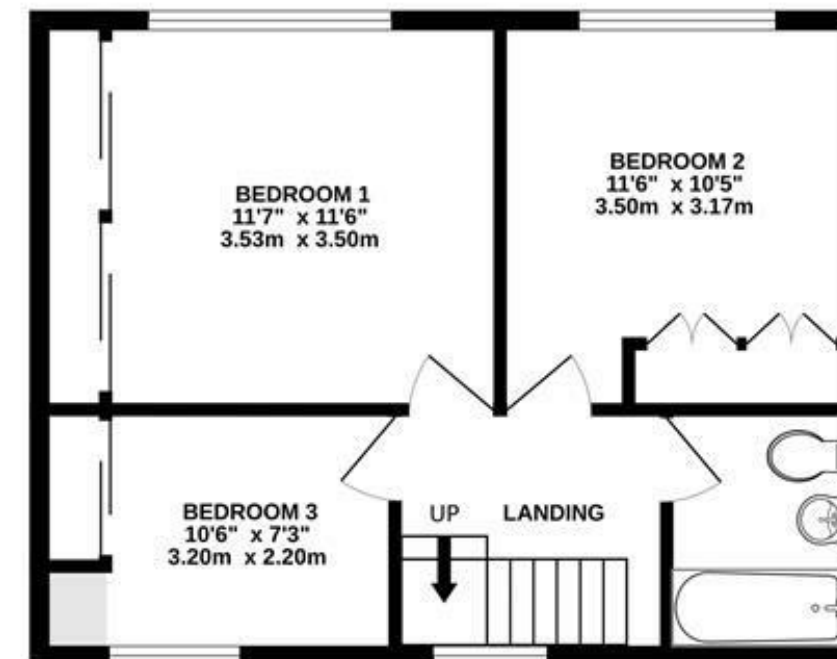
Council Tax: D

EPC Rating: D

GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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### 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