



Heather Lane, Yiewsley, West Drayton, UB7 8AP

- Three-bedroom residence
- Large size plot
- Modern features and appliances throughout
- Ample off-street parking
- Potential for double story extension subject to planning
- Fantastic family home
- Private rear garden
- Close proximity to Elizabeth Line

Offers In Excess Of £575,000

Description

A spacious three-bedroom residence set in one of West Draytons quiet residential areas, allowing buyers the opportunity to develop. With potential to develop subject to the necessary planning consents, this property presents itself as the perfect canvas for those looking to make their dream home.

Accommodation

Upon entry you are greeted by entrance hallway, providing access to large reception room and conservatory, separate kitchen space with integrated appliances and cupboard space. Leading from the kitchen is a separate utility and office space providing versatile use. There is also a downstairs wc for added convenience.

The first floor consists of three spacious bedrooms with built in storage facilities. There is a separate bathroom suite with enclosed bath, wash basin and wc.

Outside

The house sits on a generous sized plot; to the rear of the property is a laid lawn garden with fenced screening for added privacy. Outside the front of the house is driveway space for multiple cars. There is a separate garage space for utilisation.

Location

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 brings 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. West Drayton is 10 minutes from Heathrow airport.

Terms and notification of sale

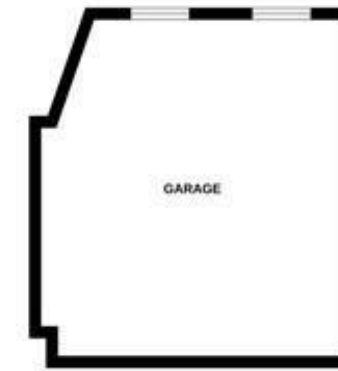
Tenure: Freehold

Local Authority: London Borough of Hillingdon

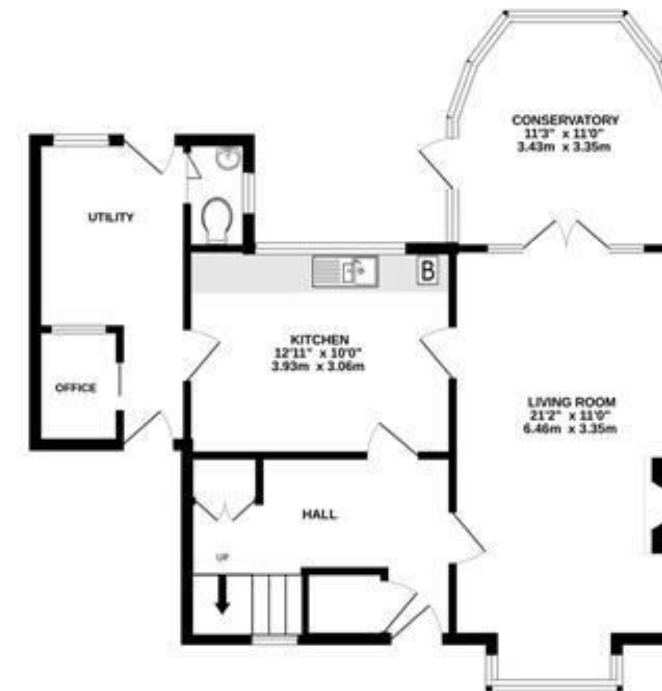
Council Tax Band: D

EPC Rating: D

OUTBUILDING
248 sq.ft. (23.0 sq.m.) approx.



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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