

West Drayton Park Avenue, West Drayton, UB7 7QB

- Three-bedroom residence
- Detached home
- Extensive rear garden
- Block paved driveway
- One of West Drayton most sought after roads
- Two separate dwellings
- Scope to develop STPP
- Extensive and versatile floorplan

Asking Price £650,000

Description

On one of West Draytons most exclusive roads, this three-bedroom detached home, residing on large plot including two additional dwellings, offers buyers the opportunity to extend and develop this canvas into their dream home subject to the necessary planning consents.

Accommodation

The accommodation includes entrance porch and hallway providing access to large open plan dining and reception rooms. There is double door access from the dining area out onto the lawn garden. There is a separate kitchen which includes integrated appliances and plenty of storage space.

The first floor includes three bedrooms, the first bedroom including built in wardrobe storage and bay window. There is a separate family bathroom which includes wash basin, wc, and enclosed bath with shower attachment.

There are two separate dwellings to the rear of the plot, two self contained studio rooms with en-suites and a separate garden room which can be utilised to the owners needs.

Outside

The house is sat on a large plot, there is block paved driveway with side access to the rear garden. To the rear of the house there is large lawn garden which is privacy screened by fencing and shrubs.

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

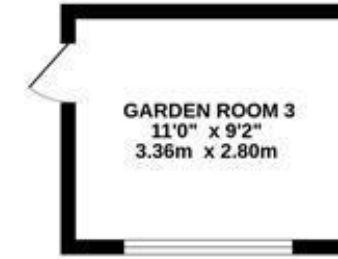
Tenure: Freehold

Local authority: London Borough of Hillingdon

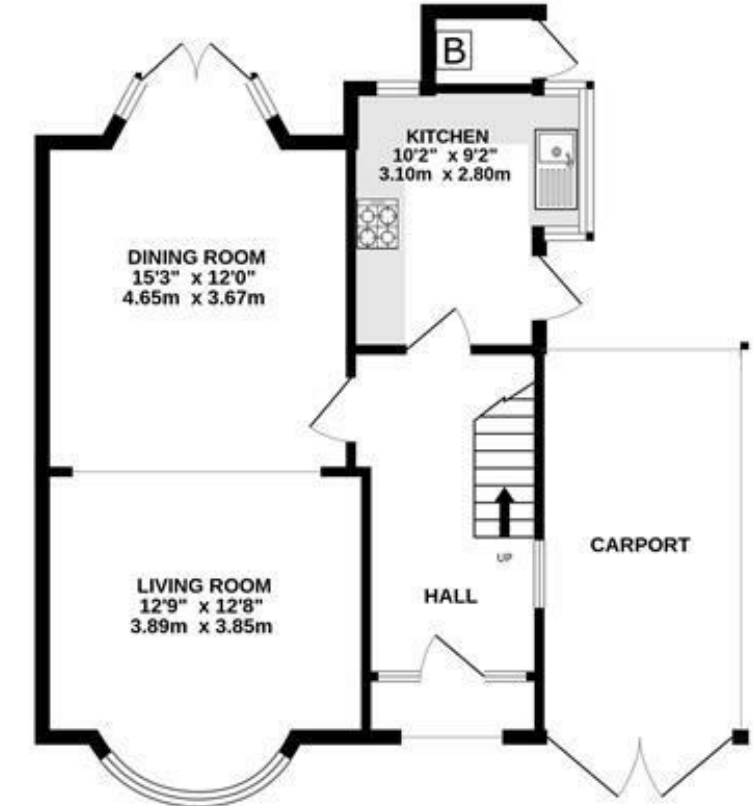
Council Tax Band: F

Current EPC Rating: D

OUTBUILDINGS
404 sq ft. (37.5 sq.m.) approx.



GROUND FLOOR
634 sq ft. (58.9 sq.m.) approx.



1ST FLOOR
486 sq ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 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