

## Chestnut Avenue, Yiewsley, West Drayton, UB7 8BU

- Four double bedrooms
- Nearly 1,800 sq.ft of living space
- No upper chain
- Large garden
- Semi detached
- Multiple bathrooms
- Driveway
- Garden studio

**Asking Price £720,000**

### Description

This property has been well maintained throughout, offering a blend of modern comforts, providing ample room for a growing family. Situated within walking distance of local amenities and amazing transports links that West Drayton has to offer. The garden studio at the rear of the garden is a versatile space that could be used as a home office, kids play room, or even a peaceful retreat.

### Accommodation

Stepping through the entrance and hallway, there is a large and airy separate living area and family room, separate, well-designed kitchen/Dinning room, equipped with integrated appliances, seamlessly connects to the rear garden, separate downstairs bathroom for added convenience. A huge utility room and a downstairs guest room. At the rear of the garden there is a separate garden studio/ office for people that of work from home.

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

### Outside

To the front of the property there is a driveway. To the rear there is a well maintained garden which is mainly laid to lawn and garden studio with power and light.

### Location

West Drayton's position on the western edge of the Capital means that at are 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

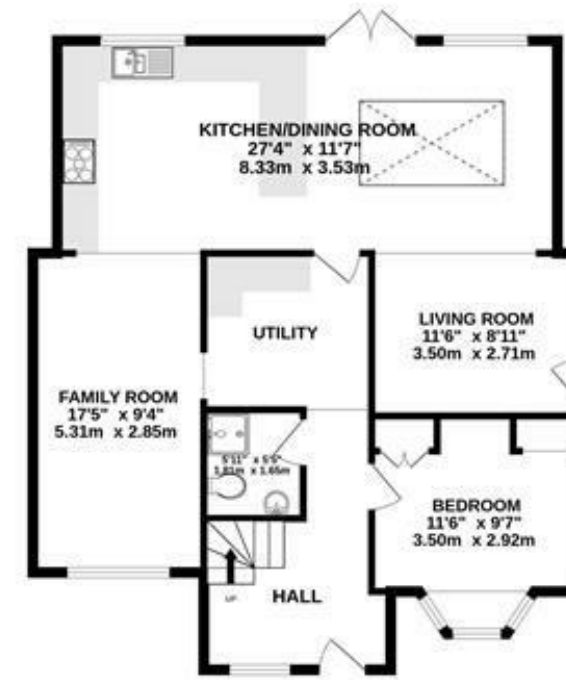
Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D

EPC Rating: D

GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



OUTBUILDING  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.5 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