



## Evergreen Drive, West Drayton, UB7 9GH

- Four bedroom residence
- Two allocated parking bays
- 1,207 sq ft
- Private garden
- Drayton Garden Village
- Elizabeth line

**Asking Price £583,000**



**Description**

Boasting over 1,100 sqft of accommodation, this semi detached house in Drayton Garden Village is the ideal family home. With two allocated parking bays and large rear garden, this is an opportunity not to be passed on.

**Accommodation**

Providing accommodation that briefly comprises of entrance hallway, a downstairs W.C, 18 x 16 living area with ample storage cupboards, kitchen fitted with a wide range of storage units and drawers.

The first floor provides four bedrooms with one en suite and a seperate family bathroom.

**Outside**

This property offers two allocated parking bays and large rear garden.

**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 West Drayton's Mainline Station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

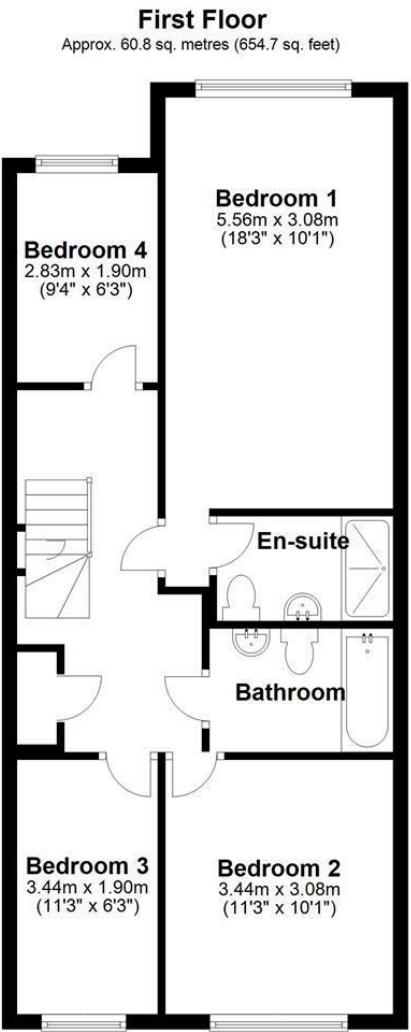
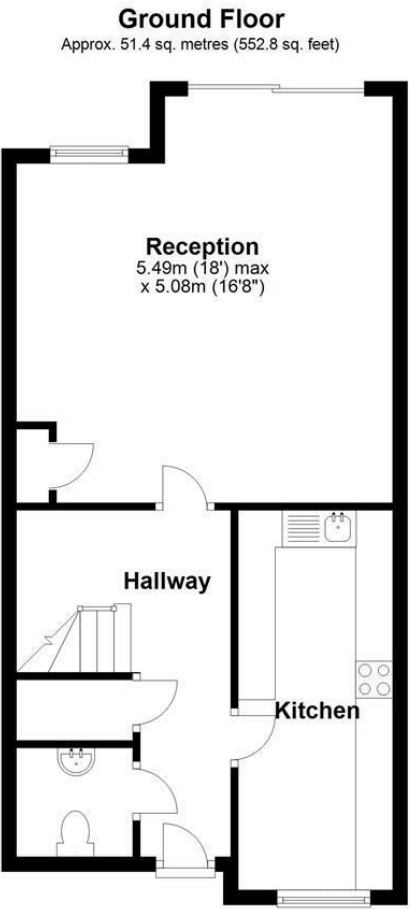
**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC Rating: C



Total area: approx. 112.2 sq. metres (1207.5 sq. feet)

**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