



## Lavender Rise, West Drayton, UB7 9AP

- Three bedroom terraced house
- Modern kitchen and bathroom
- Double glazing
- Close proximity to local amenities
- Popular residential location
- Well maintained rear garden
- EPC rating - C
- On street parking

**Asking Price £475,000**



### Description

Nestled in the heart of West Drayton, this beautifully presented three-bedroom terraced house offers an ideal blend of comfort, style, and modern condition throughout. 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 spacious and airy separate living area, bathed in natural light, separate modern kitchen, equipped with integrated appliances, seamlessly connects to the rear garden, separate downstairs w.c. for added convenience.

Ascend to the first floor to find three spacious bedrooms light filled bedrooms. There is a separate bathroom suite including toilet, basin and enclosed bath with shower attachment.

### Outside

To the outside of the property there is a private front patio and spacious rear lawn garden.

### Location

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

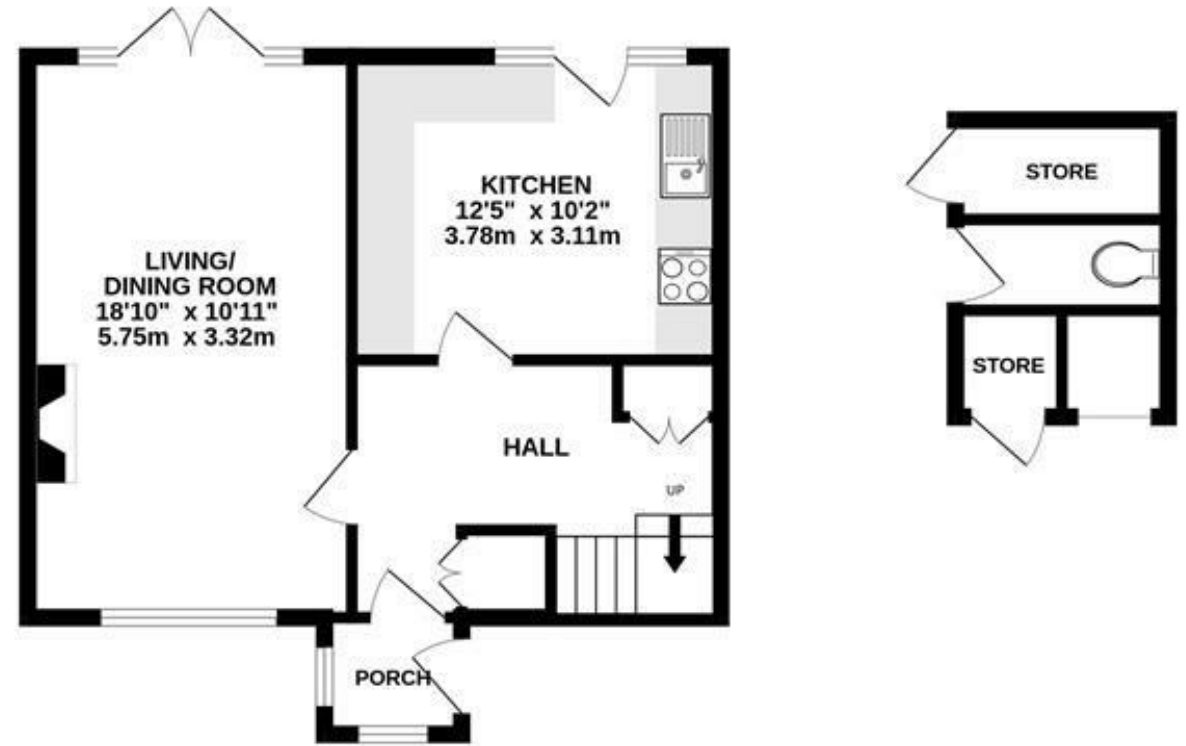
Tenure: Freehold

Local Authority: London Borough of Hillingdon

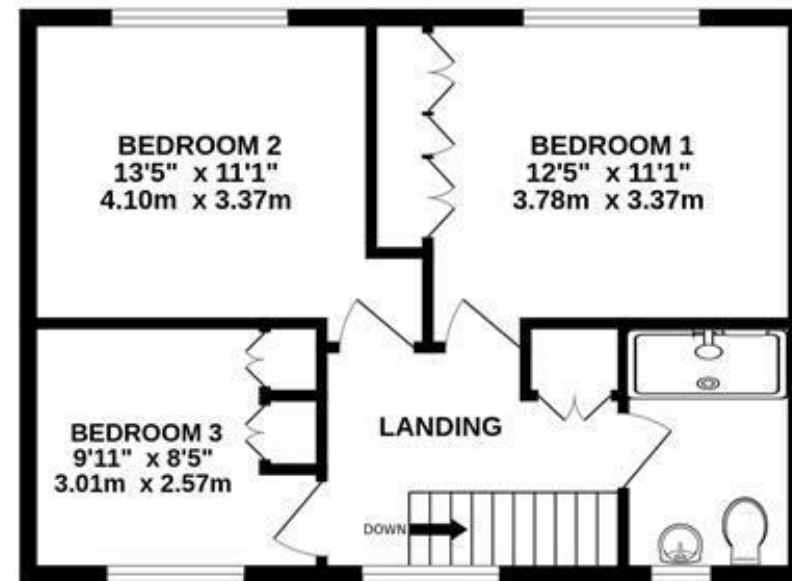
Council Tax: D

EPC Rating: C

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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