



Swains Close, West Drayton, UB7 7JX

- Two double bedroom maisonette
- Private rear garden
- No upper chain
- Walking distance to West Drayton station (Elizabeth Line)
- Perfect first home or investment
- Ground floor
- Garage
- No service charge
- Modern condition throughout
- Cul-de-sac

Offers In Excess Of £400,000

Description

Boasting two generously sized double bedrooms, this property is designed for comfort and convenience. The stunning condition throughout ensures that you can move in with ease, making it a perfect choice for those seeking a hassle-free living experience. One of the standout features of this property is the private rear garden, offering a tranquil outdoor space for relaxation. Additionally, the inclusion of a garage provides valuable storage option.

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 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: Leasehold
Local Authority: London Borough of Hillingdon
Council tax band: C
EPC rating: C

Lease term: 118 years remaining
Service charge: NIL
Ground rent: £250 per annum

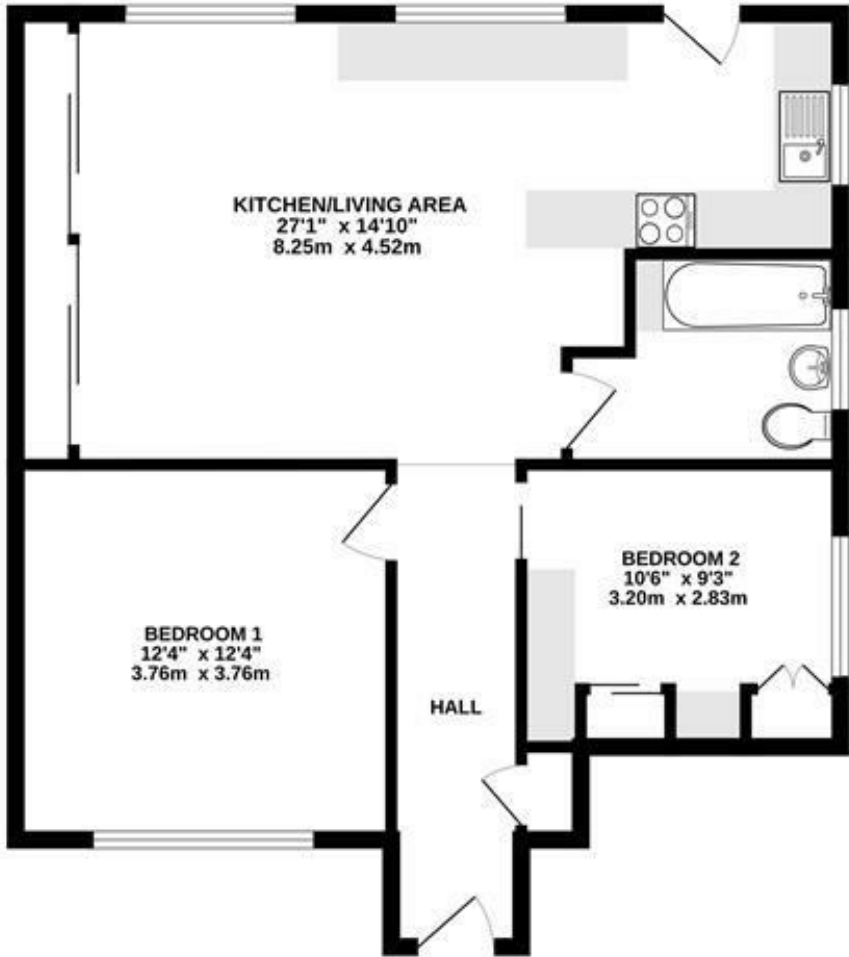
IMPORTANT NOTICE

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

OUTBUILDING
128 sq.ft. (11.9 sq.m.) approx.



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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.
Made with Metropix ©2025