

## Evergreen Drive, West Drayton, UB7 9GH

- Three bedrooms
- Family bathroom and ground floor WC
- Close to local amenities
- Walking distance to West Drayton station
- Main bedroom with en suite shower room
- Two allocated parking spaces
- Well maintained development
- No upper chain

**Asking Price £535,000**



#### Description

A modern three-bedroom end-of-terrace home in Drayton Garden Village, offering a separate kitchen, en suite, private garden, and parking, all within easy reach of local amenities and transport links.

#### Accommodation

Located in Drayton Garden Village, offering well-planned accommodation with a separate kitchen, en suite, private garden, and parking, conveniently located close to local amenities and transport links.

#### Outside

The property features a private rear garden and allocated parking for two cars positioned close to the house. The development is well landscaped and provides pleasant communal areas for residents to enjoy.

#### Situation

Drayton Garden Village is a modern residential area within easy reach of West Drayton station, offering Elizabeth Line services to central London. The location provides straightforward access to Heathrow Airport and main roads including the M4 and M25.

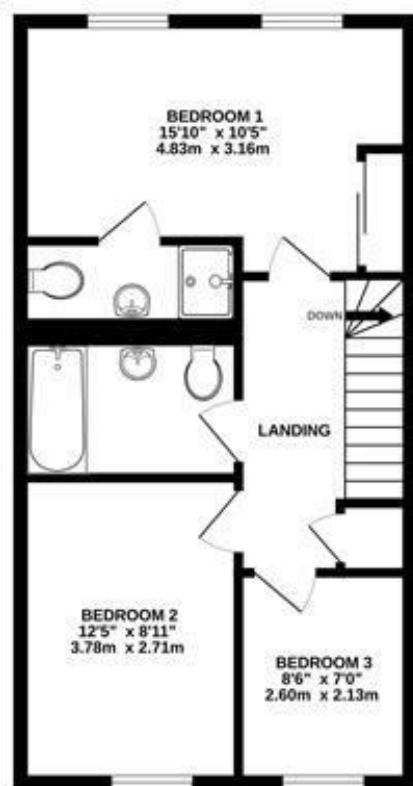
#### Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council tax band: E

EPC rating: C



#### 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.

TOTAL FLOOR AREA: 981 sq.ft. (91.2 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.  
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