



Colham Avenue, Yiewsley, West Drayton, UB7 8HF

- Four bedroom semi detached home
- Two reception rooms
- No upper chain
- Close to West Drayton Station
- Attractive rear garden
- Versatile accommodation
- Modern fitted kitchen
- Double glazed windows
- Timber garden room
- Prime location

Offers In Excess Of £535,000

Description

This substantial period property offers a wonderful blend of character and contemporary comfort. Well presented throughout, the home boasts a wealth of traditional features alongside tasteful modern enhancements.

Accommodation

The accommodation briefly comprises: entrance hall, a front reception room with a double-glazed bay window, and a rear reception room featuring a charming log burner and stairs rising to the first floor.

The kitchen is fitted with a comprehensive range of base and eye-level units, complemented by ample work surfaces and an inset sink. There is space for a range-style cooker with an extractor hood above, as well as integrated appliances including a fridge freezer, washing machine, and dishwasher. Double-glazed windows to the side and rear aspects provide plenty of natural light, and a door leads out to the rear garden.

To the first floor, the property offers four bedrooms and a family bathroom fitted with a panel-enclosed bath with shower over, a vanity wash basin, and a WC.

Outside

The property boasts an attractive rear garden, with a variety of mature shrubs and trees. At the far end of the garden, there is a fantastic timber cabin, ideal for use as a home office or studio. To the front, the property features a garden area, while to the side there is a useful timber lean-to providing a covered storage area.

The property has the benefit of having recently had a new roof.

Situation

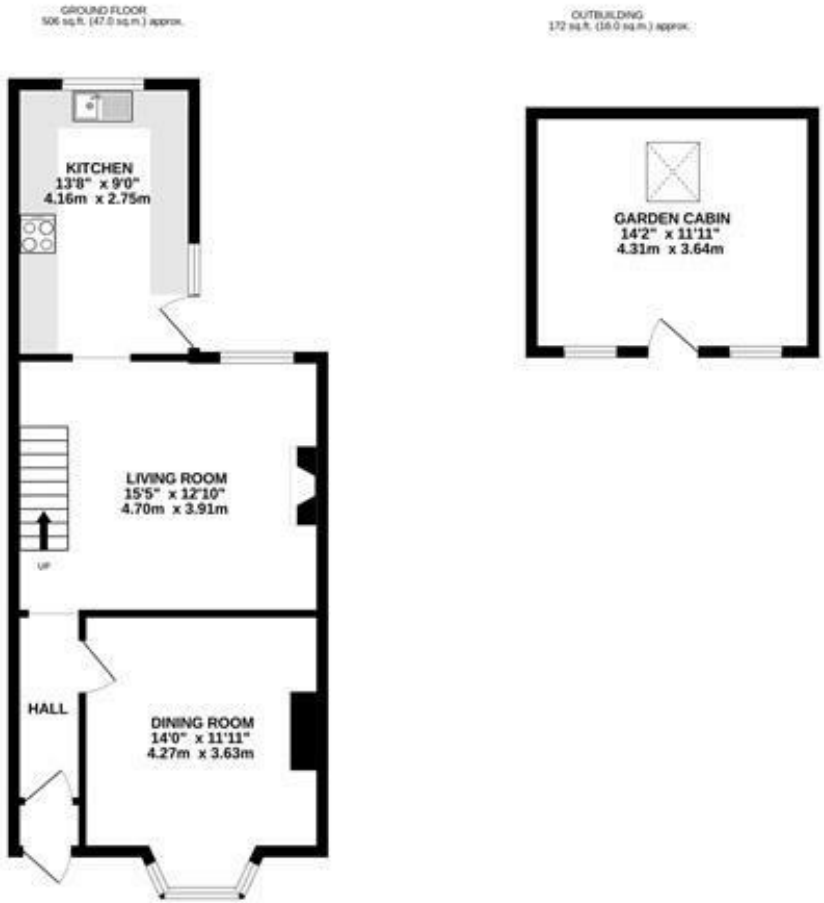
West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spa

Terms and notification of sale

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: D

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 : 1184 sq.ft. (110.0 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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