



## Heather Lane, Yiewsley, West Drayton, UB7 8AL

- Two/three bedrooms
- No onward chain
- Solar panels
- Ground floor bedroom/reception
- Modern family bathroom
- Spacious family home
- Large ground floor extension
- Ground floor WC
- Two double bedrooms
- Attractive rear garden

**Asking Price £465,000**

**Accommodation**

This well-presented home provides very well proportioned accommodation. The property is entered via an enclosed porch which leads into a welcoming entrance hall, complete with a ground floor WC, built-in storage and stairs rising to the first floor. To the rear, an extended open-plan reception room provides ample space for both living and dining, with bi-fold doors that overlook and open onto the rear garden, tiled flooring runs through this space. The modern, well appointed kitchen is fitted with a very good range of storage units and drawers, an integrated electric oven and space for appliances. There are stone work surfaces with an inset gas hob and extractor above.

Upstairs, the first floor comprises two spacious double bedrooms and a contemporary bathroom, all finished to a high standard.

**Outside**

There is an attractive garden to the rear of the property with a variety of shrubs and trees, a paved patio area and two brick built storage sheds.

**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 spaces.

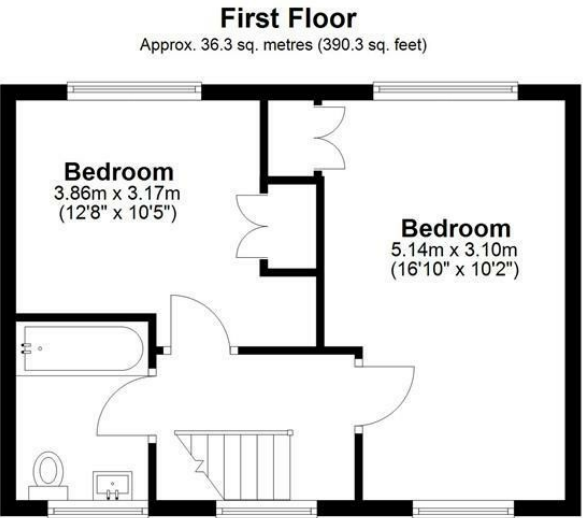
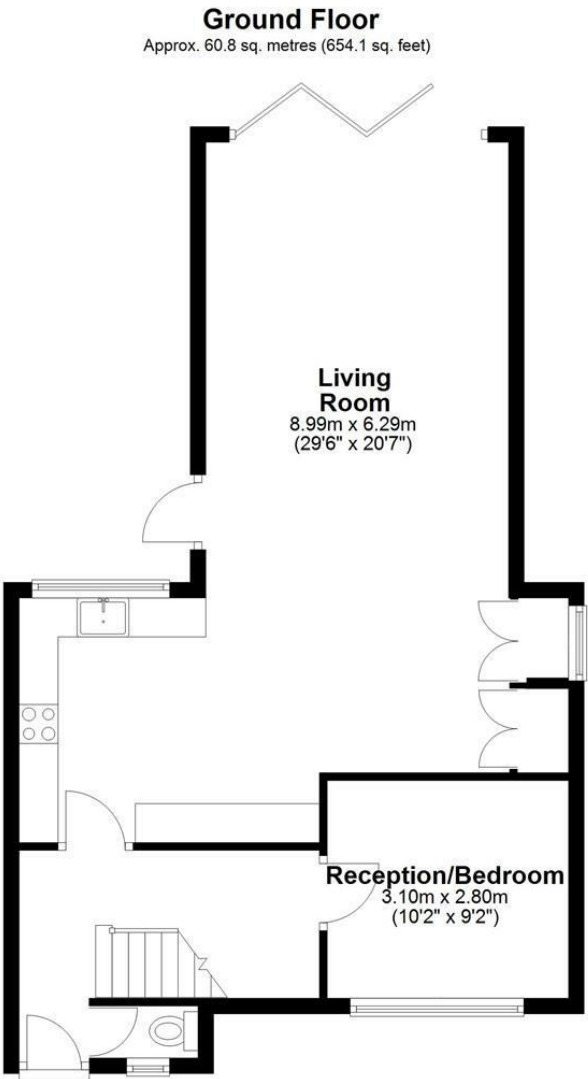
**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: C



Total area: approx. 97.0 sq. metres (1044.3 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