



## Bentinck Road, West Drayton, UB7 7RG

- Parking
- Double Glazed
- Two Double Bedrooms
- Walking distance to West drayton station.
- No upper chain
- Garage
- Modern Kitchen
- Near High Street
- Separate WC

**Asking Price £385,000**



**Description**

A charming Two double bedroom home incredibly well placed just moments from the high street and offered to the market with the added advantage of no further chain. This delightful home offers a flexible layout perfect for a young family.

**Accommodation**

The accommodation itself briefly consists of a living room, kitchen and Separate WC all found on the ground floor. The first floor is made up of the two double bedrooms and family bathroom.

**Situation**

The property is located near local shops and amenities, there are several Primary Schools and several Secondary Schools. West Drayton train station is in walking distance also easy access to the M4, M25 and Heathrow Airport.

**Outside**

The garden is easy to maintain with a garage that has been made into an out house with electricity. Parking at the rear of the property.

**Directions**

Bentinck road is within walking distance of a local shopping parade, high street and bus routes. The town centres of West Drayton (with mainline railway station - Crossrail from 2019) and Yiewsley are approximately 1 mile distant. London Heathrow Airport, the motorway network, Stockley Business Park and the town centre of Uxbridge are all within easy motoring distance.

**Terms and Notification of Sale**

Tenure: Freehold  
Local Authority: London Borough of Hillingdon  
Council Tax: tcb  
EPC Rating: D

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 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 contract

