



Mill Road, West Drayton, UB7 7EH

- Two Double rooms
- Crossrail
- Modernized Bathroom
- Driveway
- Double Glazed

Guide Price £375,000



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

A truly exceptional 2 bedroom Victorian mill cottage situated in an enviable location in a Conservation area near The Green and Buckinghamshire border. Extremely well cared for by the present owners this superb character property features lounge and dining areas, quality fitted kitchen looking onto the rear garden, double bedrooms and a well fitted bathroom. Other benefits include sash style double glazed windows, gas central heating, own drive parking and south facing rear garden. Internal viewing is essential to fully appreciate.

Location

The property is located near local shops and amenities, there are several Primary Schools within 0.9 miles and several Secondary Schools within 1.7 miles. West Drayton train station is less than 0.7 miles away. Easy access to the M4, M25 and Heathrow Airport is 2.4 miles away. Property along the Crossrail route have already seen huge growth and properties in West Drayton have seen one of the highest growth patterns when compared with other Crossrail sites and are still expected to see further increase when the line becomes fully operational (expected 2019). Several services will be running from as early as May 2018.

Terms and Notification of Sale

Tenure: Freehold

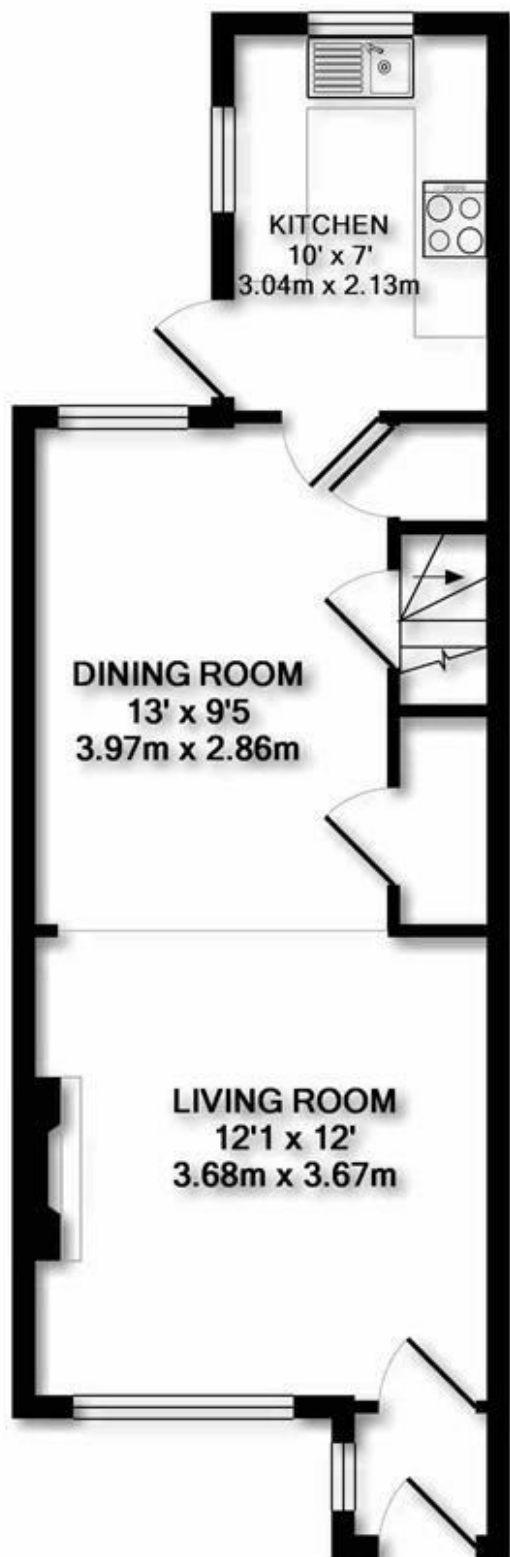
Local Authority: London Borough of Hillingdon

Council Tax: tcb

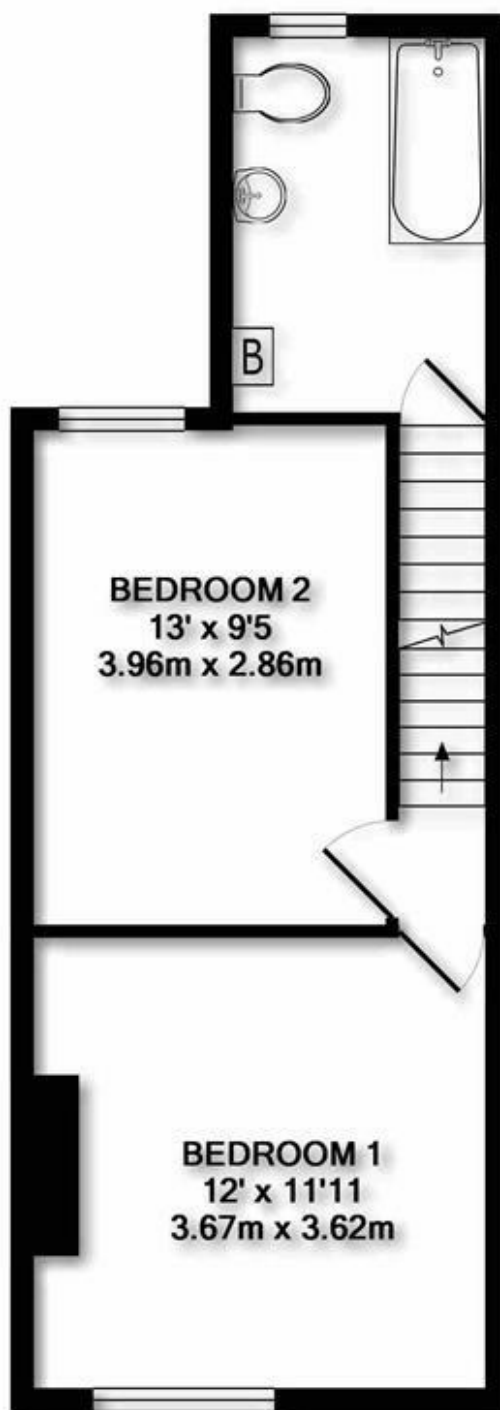
EPC Rating: D

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and 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



GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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AWARD WINNING ESTATE AGENTS



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