

## Horton Road, West Drayton, UB7 8HT

- Semi detached
- Two receptions
- Driveway
- Well maintained throughout
- Three bedrooms
- Two bathrooms
- Private garden
- Close to transports links and local amenities

**Asking Price £485,000**



### Description

This property boasts two reception rooms, perfect for having a separate living and dining rooms. With three spacious bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room.

### Location

Situated in the heart of West Drayton, this house benefits from excellent transport links, with nearby train stations providing easy access to London and other major destinations. Local amenities, including shops, restaurants, and recreational facilities, are just a stone's throw away, ensuring your everyday needs are met with utmost convenience.

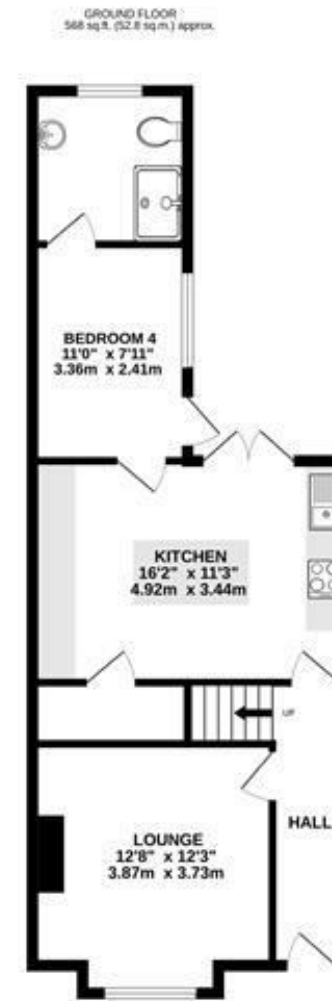
### Terms and Notification of Sale

Tenure: Freehold

Local Authority: London Borough Of Hillingdon

Council Tax Band: D

Current EPC Rating: D



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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### 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