

**ALLDAY  
& MILLER**



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**FOR SALE**  
01895 641 000

Swan Road, West Drayton, UB7 7JZ  
£600,000

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## Swan Road, West Drayton, UB7 7JZ

**£600,000**

- Spacious Three Bedroom Semi Detached House
- Stunning 100 ft Rear Garden
- Walking Distance To West Drayton Station
- Two Reception Rooms
- 1296 Sq Ft
- Garage Via Own Driveway
- Extension Potential To Side & Rear
- Character Features & High Ceilings
- Three Double Bedrooms
- Fitted Wardrobes In All Bedrooms



## Description

This spacious home on offer comprises of a welcoming entrance porch, reception room with an attractive fireplace, fitted kitchen, downstairs WC, dining room with sliding doors providing access to the rear garden.

The first floor boasts three bedrooms, all with fitted wardrobes and a family bathroom suite.

A low maintenance gated front garden leading you to the accommodation. A private rear garden with a lawn and patio area, also proving access to the garage.

## Situation

Swan Road in West Drayton, offering easy access to local shops, Hillingdon Hospital, Brunel University & Stockley Business Park. West Drayton with its High Street & train station providing fast & frequent service in & out of London with the Elizabeth line. Uxbridge town centre with its extensive array of shops, bars, restaurants & tube station is just a few miles away. A number of highly regarded schools in the local area including West Drayton Academy and Colham Primary school.

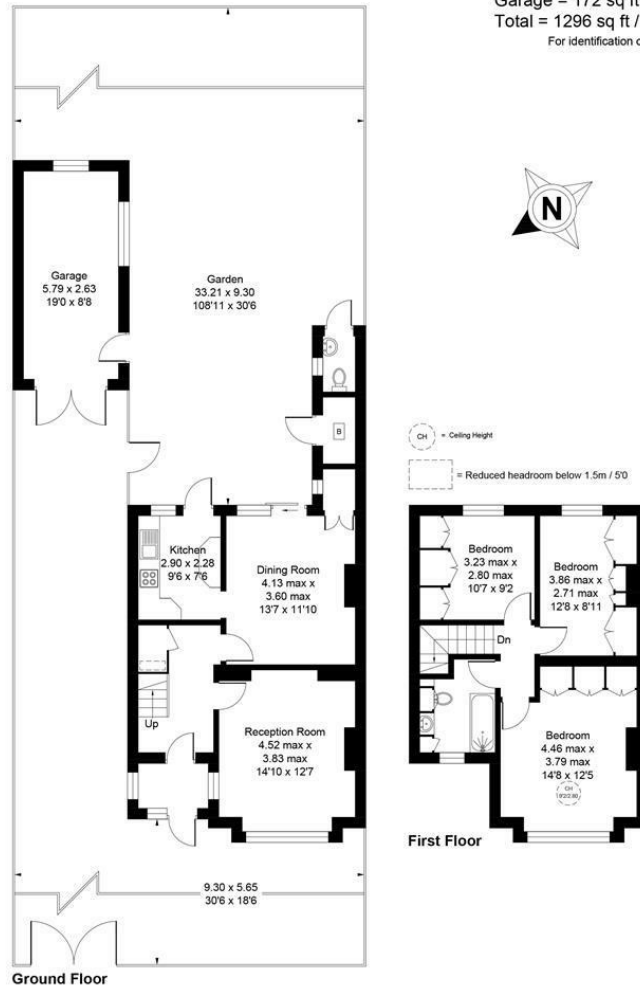




## Floor Plans

### Swan Road, West Drayton, UB7

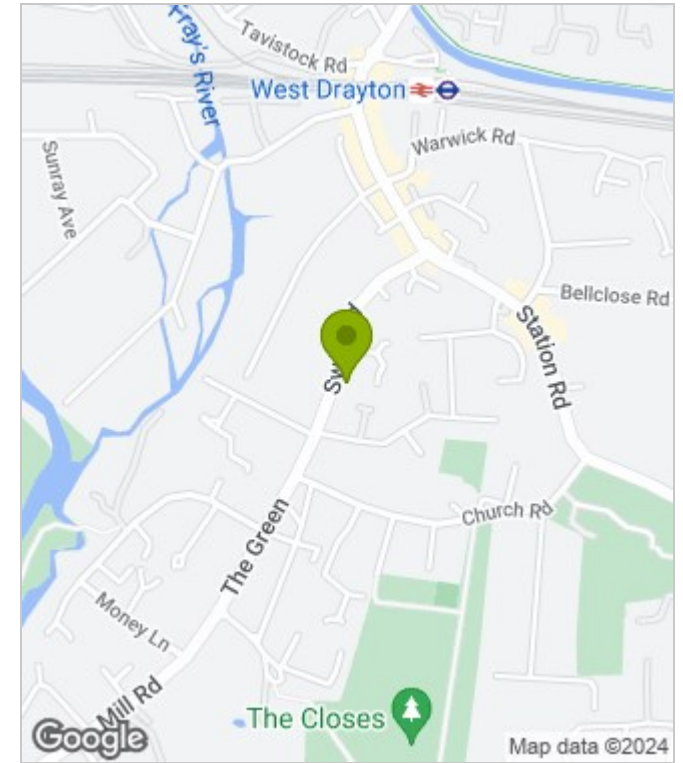
Approximate Area (Including Boiler Room & External WC) = 1124 sq ft / 104.4 sq m  
 Garage = 172 sq ft / 16.0 sq m  
 Total = 1296 sq ft / 120.4 sq m  
 For identification only - Not to scale



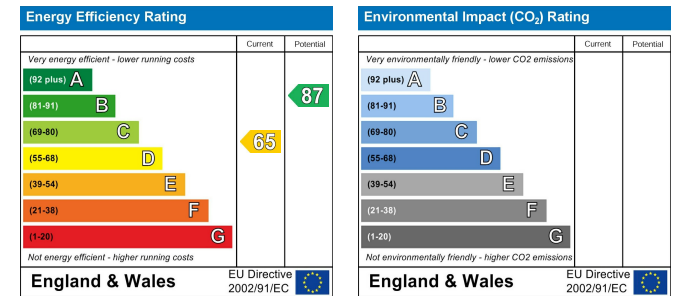
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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