



**HILTONS ESTATES**

**Keats Way**

, West Drayton, UB7 9DR

- Side access with Off Street Parking!
- Spacious 3-bedroom mid-terraced home offering approx. 1,200 sq ft of living space
- Ideal for families or investors seeking value and growth potential
- Excellent transport links: near West Drayton station (Elizabeth Line), buses, M4, and M25

**REDUCED £494,950**

EPC Rating '79'







## Property Description

Hiltons Estates present this spacious 3 bedroom mid terraced home located in a quiet residential area, this well-presented three-bedroom mid-terraced home offers approximately 1,200 sq ft of living space along with side access for Off-Street Parking, making it an ideal choice for families or investors.

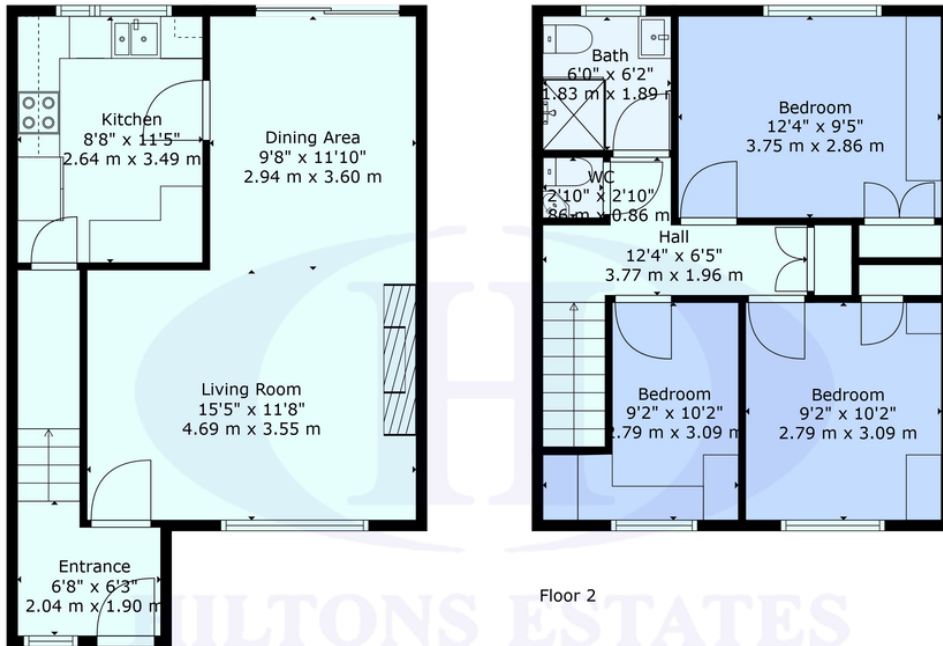
The property features a generously sized rear garden with excellent potential to extend (STPP), offering a fantastic opportunity to further increase living space or add value.

Perfectly positioned for commuters, the home is within easy reach of Heathrow Airport and the Elizabeth Line at nearby West Drayton Station, providing fast and direct access to Central London. Additionally, it enjoys excellent bus links and proximity to the M4 and M25 motorways for convenient travel in all directions. Don't miss the chance to secure a spacious home in a well-connected location with scope for future enhancement.









**TOTAL: 910 sq. ft, 85 m<sup>2</sup>**  
 FLOOR 1: 473 sq. ft, 44 m<sup>2</sup>, FLOOR 2: 437 sq. ft, 41 m<sup>2</sup>

Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements