



40 Colne Avenue, West Drayton, UB7 7AL

Nestled in the charming Colne Avenue of West Drayton, this semi-detached house presents an exceptional opportunity for both families and investors alike. Boasting five spacious bedrooms, this large family home is perfect for those seeking ample living space. The property features a welcoming reception room, ideal for entertaining guests or enjoying quiet family evenings.

With two well-appointed bathrooms, convenience is at the forefront of this home, ensuring that busy mornings run smoothly for the entire household. Currently operating as a House in Multiple Occupation (HMO), this property offers flexibility for those looking to invest in rental opportunities or create a comfortable family residence.

The location is particularly appealing, situated in a delightful garden village that provides a serene environment while remaining well-connected to local amenities. Off-street parking is available, complemented by a garage at the rear, making it easy to accommodate vehicles and additional storage needs.

Auction Guide £625,000

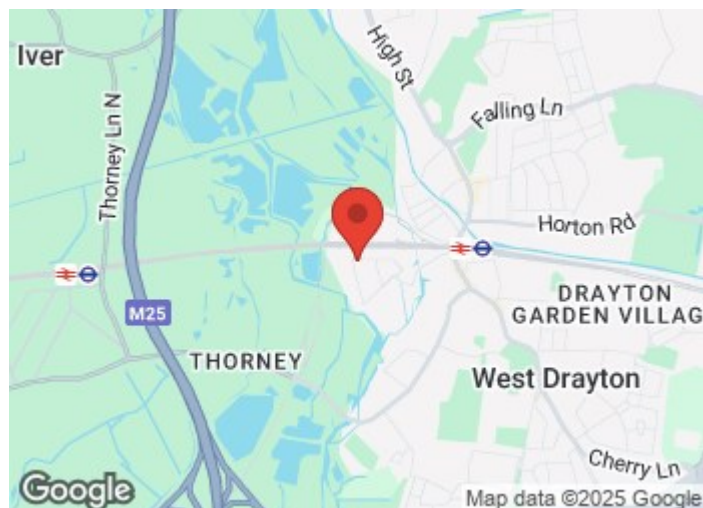
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, West Drayton, UB7 7AL



- Spacious semi-detached house located in the charming Colne Avenue, West Drayton
- Situated in a peaceful garden village with easy access to local amenities
- Within ten minutes walk to the station, Elizabeth Line and Mainline Rail
- Five generous bedrooms offering ample space for families or tenants
- Ideal opportunity for both family living or a lucrative investment venture
- No upper chain, this home could be yours by the end of July
- Currently configured as a House in Multiple Occupation (HMO) for rental income potential
- Significant potential for development, subject to planning permission

Auctioneer's Comments



Directions



Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 1518.57 SQ. FT / 141.08 SQ. M

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