





This beautifully presented two bedroom home on Acacia Mews is finished to an immaculate standard throughout and offers a private driveway with parking for one car, plus a low maintenance rear garden ideal for relaxing without the upkeep of a large lawn. Move-in ready and thoughtfully maintained, it's perfectly suited to a small family or first-time buyers looking for a quiet, well-kept spot to call home.

Acacia Mews sits in a peaceful residential pocket of West Drayton, just a short walk from West Drayton Station on the Elizabeth Line, offering fast, frequent services into Central London in around 35 minutes. Everyday essentials are close by too, with Tesco Superstore, Aldi and Tesco Express all nearby, plus a wider choice of shops at Lombardy Retail Park and Asda in Hayes.

Families are well catered for with several primary schools within easy reach, including West Drayton Academy, Cherry Lane and Laurel Lane, while The Closes recreation ground offers 23 acres of green space.

Immaculate Throughout

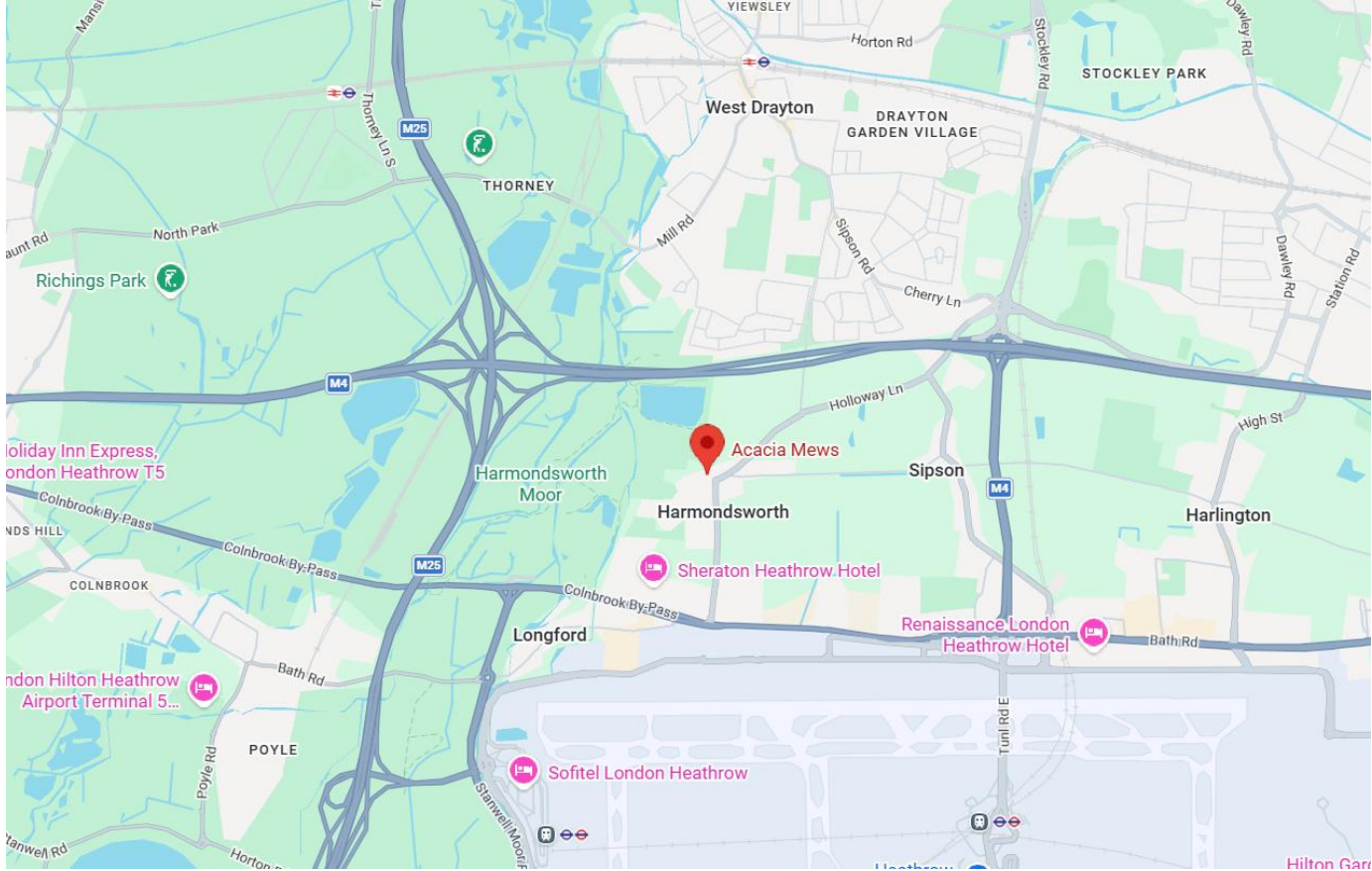
Two Double Bedrooms

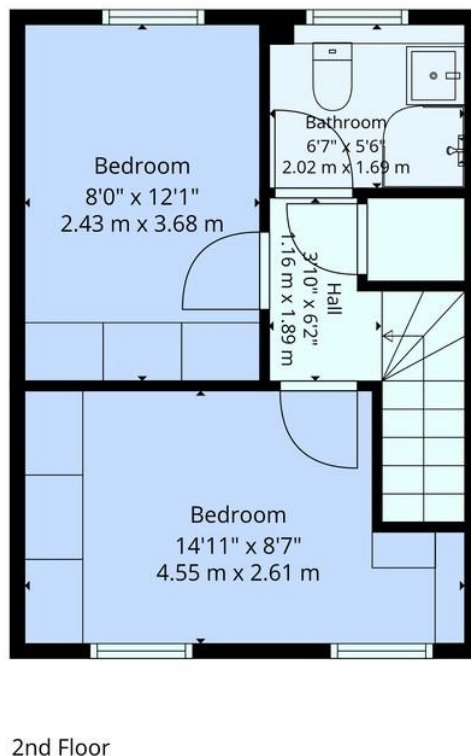
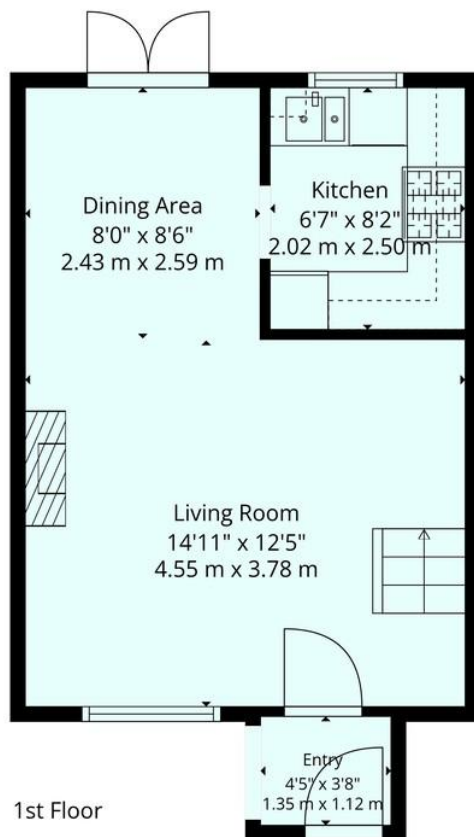
Private Driveway Parking

Low Maintenance Garden

Move-In Ready







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



*Plans Are 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 Inspection And Assessment.

Total: 643 sq. Ft, 60 m2
 1st Floor: 330 sq. Ft, 31 M2, 2nd Floor: 313 sq. Ft, 29 m2
 Excluded Areas: Walls: 55 sq. Ft, 4 m2

N



Hiltons Estates, 137 Western Road
Southall, UB2 5HN

www.hiltons-estates.com
email: harvin@hiltons-estates.com
0208 867 9555 / 07961 527301

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.