

# Newcombe Rise

West Drayton • Middlesex • UB7 8QE

Guide Price: £350,000



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est 1986

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Welcome to this charming one-bedroom semi-detached home, tucked away in a quiet cul-de-sac within a popular residential area. Ideal for first-time buyers, small families, or investors, the property includes off-street parking on a neat paved driveway.

Inside, the home is well-presented with neutral décor and a bright, spacious lounge leading into a modern, fully glazed conservatory—perfect for year-round relaxation or entertaining.

The compact kitchen is smartly designed with light-wood cabinets, black countertops, and integrated appliances, offering ample storage and workspace.

Upstairs, the generous bedroom includes built-in storage, while the clean, fully tiled bathroom features a full-size bath with shower and additional built-in cupboards.

The private rear garden is a standout, with a mix of patio and lawn, mature borders, and a tiered layout that's perfect for outdoor living.

One bedroom

House

Large garden

Conservatory

Potential to extend (STPP)

Good condition throughout

Ideal for first time buyers

Off street parking

Popular development

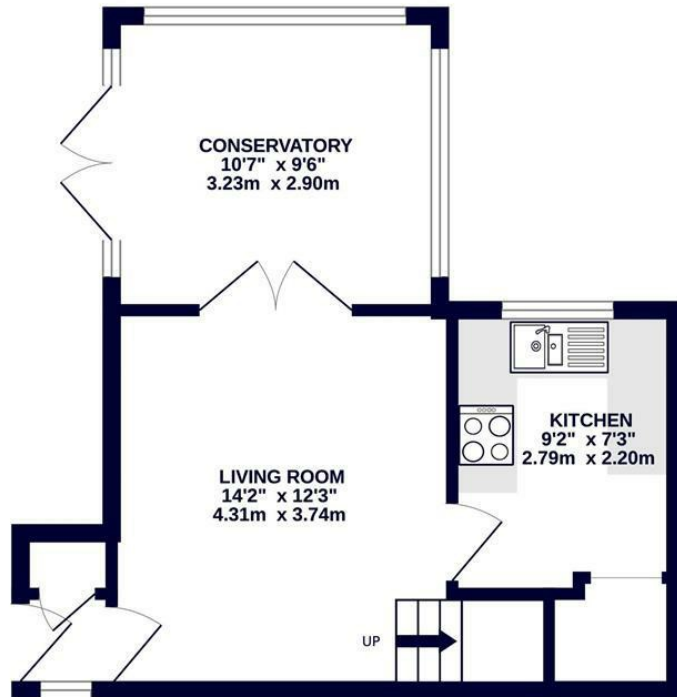
14ft living room

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

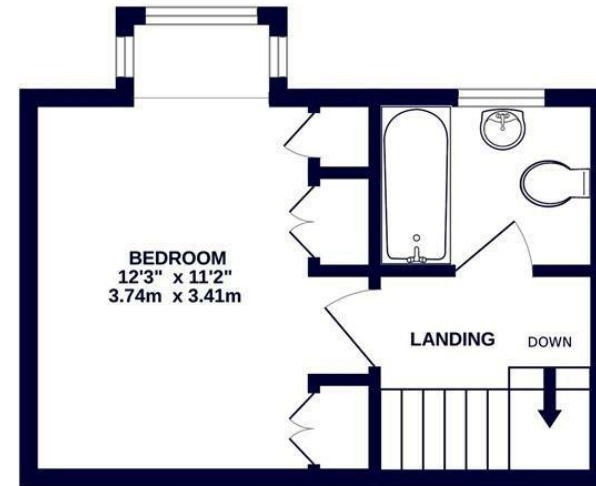




GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



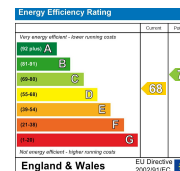
TOTAL FLOOR AREA : 580 sq.ft. (53.8 sq.m.) approx.

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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