ANDREWS RESIDENTIAL







- Three bedroom semi detached family home
- Conservatory extension to the rear
- Annex in the garden
- Walking distance to West Drayton Station

48 Falling Lane, Yiewsley, West Drayton, Middlesex, UB7 8AD

Guide Price £425,000

Positioned within close proximity to West Drayton High Street and its array of amenities, this charming three-bedroom semi-detached home is offered to the market with a complete onward chain. The property comprises an entrance hall, two spacious reception rooms, an 11ft kitchen, and a 17ft conservatory. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a small, low-maintenance front garden with shrub borders. Side access leads to a south-facing rear garden, ideal for outdoor relaxation and entertaining.







Property Description

PROPERTY

The property offers well-proportioned accommodation throughout, combining modern comforts with versatile living space. To the ground floor, there is a bright and welcoming lounge, providing an ideal space to relax, alongside a modern fitted kitchen and a delightful conservatory overlooking the rear garden.
Upstairs, the property benefits from three well-appointed bedrooms, all enjoying plenty of natural light and offering comfortable accommodation.

OUTSIDE

Externally, the property boasts a generous rear garden, providing an excellent space for outdoor entertaining and family enjoyment. A particularly appealing feature is the versatile annexe studio, which offers excellent flexibility and could be used as a home office, guest accommodation or additional recreational space.

LOCATION

Falling Lane is a popular and sought-after residential road, conveniently located just moments from West Drayton and Yiewsley, both offering a range of local shops, amenities and access to the Elizabeth Line, providing excellent transport links into London and beyond. Heathrow Airport, Stockley Park and the M4 motorway are all within easy reach by car, while Uxbridge town centre is also readily accessible, offering an extensive selection of shops, restaurants and further transport connections.
The location is ideally suited to commuters and families alike, combining convenient amenities with excellent transport links.





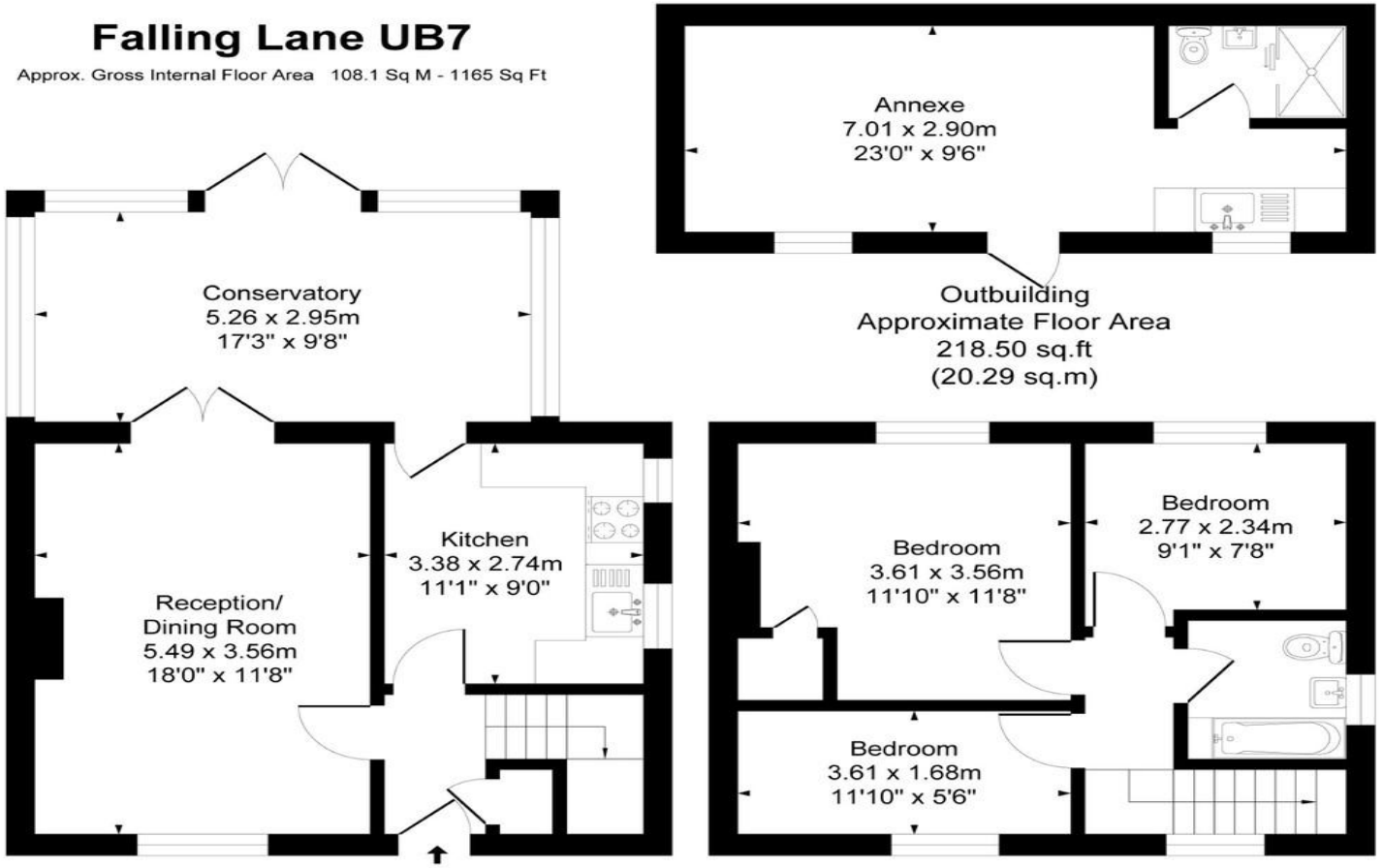






Falling Lane UB7

Approx. Gross Internal Floor Area 108.1 Sq M - 1165 Sq Ft



Ground Floor
Approximate Floor Area
565.00 sq.ft
(52.49 sq.m)

First Floor
Approximate Floor Area
381.00 sq.ft
(35.39 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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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 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