



### **Cousins Close, West Drayton, UB7 8QG**

THIS IS AN EXCELLENT MODERN STYLED 3 BEDROOM / 2 BATHROOM DETACHED FAMILY HOUSE WITH AN ATTACHED GARAGE AND OWN DRIVE. This very well presented property has a lounge, separate dining room, downstairs toilet, fitted kitchen and an internal door to the garage which could be converted to provide additional living space stpp. Upstairs has 3 bedrooms (master has an en-suite shower room/toilet), separate family bathroom and loft space. Outside has a wide plot rear garden with a paved patio, well maintained lawn with flowers and shrubs. To the front is a brick paved own drive parking 2/3 cars. This wonderful property is set within a very favorable position in Cousins Close, a modern and quiet residential cul-de-sac just a short walk from West Drayton high street with all its local shops and amenities including West Drayton (Elizabeth Line) railway station. West Drayton academy is 0.1 miles away, while both St Matthew's C of E & Laurel primary schools are within 0.6 miles. **VIEWING HIGHLY RECOMMENDED!**

**Asking Price £549,950**

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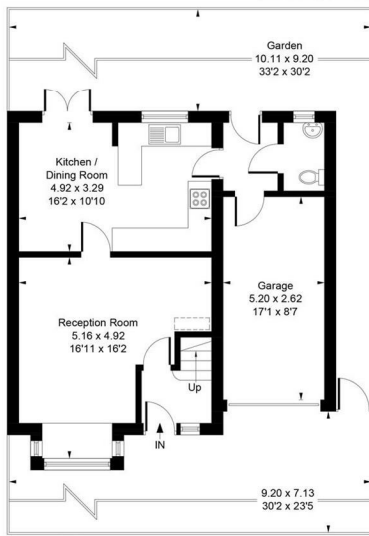




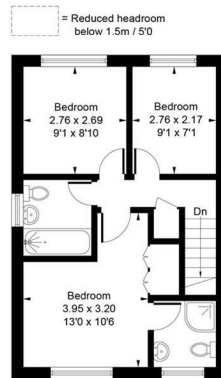
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Approximate Gross Internal Area = 99.27 sq m / 1069 sq ft  
(Including Garage)



Ground Floor




First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <i>Not energy efficient - higher running costs</i>	<div>69</div>	<div>76</div>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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