



Colham Avenue, Yiewsley, West Drayton, UB7 8EU

- Beautifully modernised and extended period family home
- Full footprint basement offering exceptional potential
- Detached workshop and useful garden outbuildings
- Four bedrooms with versatile family accommodation
- Stunning landscaped garden with entertaining terrace
- Driveway with convenient rear vehicle access

Guide Price £625,000

Description

Beautifully presented throughout, this charming period home has been lovingly improved by the current owners, creating a house that retains all the warmth and character expected of its era whilst offering the practical living space demanded by modern family life. Every improvement has been made sympathetically, resulting in a home that feels welcoming from the moment you step inside.

The ground floor has been arranged with family living in mind, offering a bright bay fronted living room with feature fireplace, a generous dining room that provides an ideal space for entertaining, and a beautifully appointed kitchen overlooking the rear garden. The accommodation flows naturally from one room to the next, creating a wonderful balance between open family living and more traditional reception spaces.

A particularly rare feature is the substantial basement, extending beneath the full footprint of the property. Offering over 400 sq ft of versatile space, it provides enormous potential as a workshop, hobby room, home gym, wine cellar or extensive storage - an exceptional addition that is seldom found in homes of this style.

Upstairs, the first floor comprises four well proportioned bedrooms together with a modern family bathroom, providing flexible accommodation for growing families, those working from home or visiting guests.

Stepping outside, the property continues to impress. The beautifully maintained rear garden stretches away from the house, creating a wonderfully private setting with established planting, expansive lawns and a generous patio seating area, perfect for summer entertaining or simply enjoying the surroundings. Beyond the garden sits a substantial detached workshop extending to approximately 250 sq ft, providing excellent space for hobbies, storage or future ancillary use, subject to any necessary consents.

To the front, a private driveway provides off street parking and benefits from vehicle access through to the rear of the plot, a practical feature that further enhances the versatility of the property.

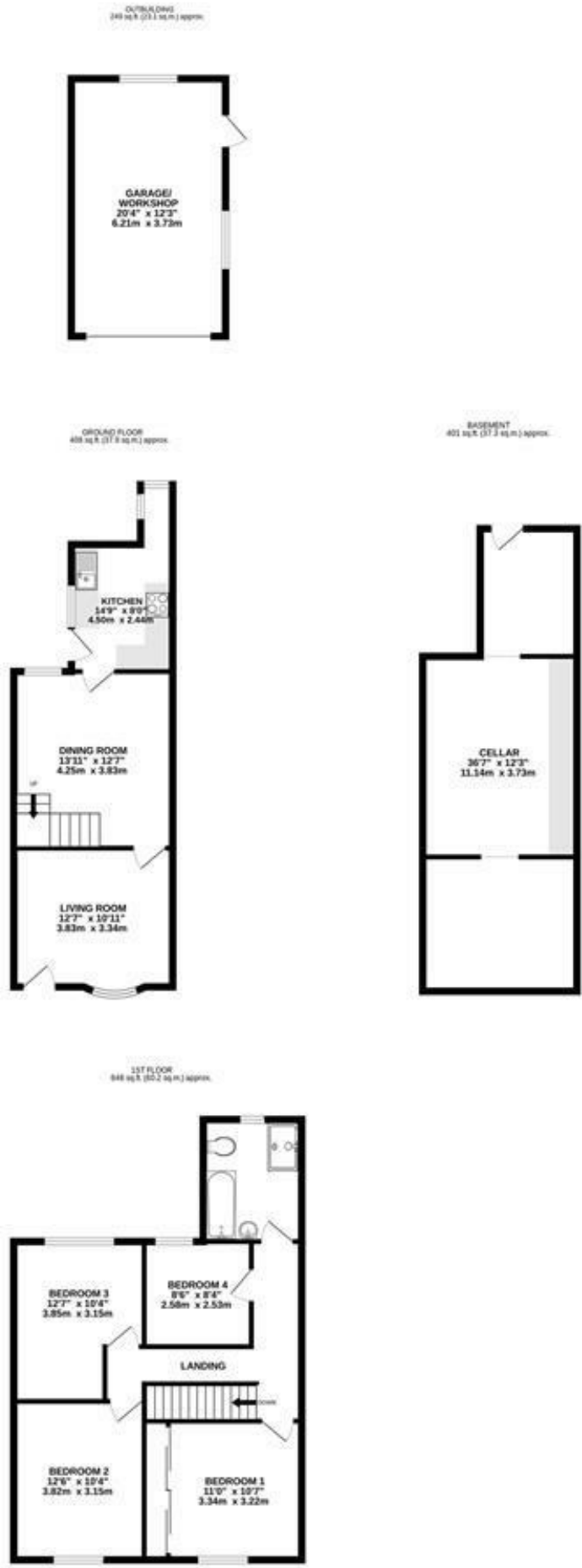
Situated on the ever-popular Colham Avenue, the property enjoys an excellent position within walking distance of West Drayton Station, offering fast Elizabeth Line services into Central London, Canary Wharf and Heathrow Airport. The area is also well served by highly regarded local schools, independent shops, cafés, bus routes and excellent road connections via the M4, M25 and A40, making it an ideal location for commuters and families.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council tax band: D
EPC rating: D

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 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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