



## Evergreen Drive, West Drayton, Middlesex, UB7 9GH

- Three bedroom family home approaching 1,000 square feet
- Spacious living and dining room overlooking garden
- Principal bedroom with modern en suite shower room
- Private rear garden and allocated parking space
- Well maintained communal grounds within popular development
- Conveniently positioned for Elizabeth Line and Heathrow Airport

**Asking Price £515,000**

### Description

This attractive terraced home offers bright, well balanced accommodation extending to approximately 967 sq ft, thoughtfully arranged over two floors and ideally suited to modern family living.

The ground floor is centred around a generous dual-aspect living and dining room measuring over 19 ft in length, providing an excellent everyday living space with direct access to the rear garden. To the front of the property, the separate kitchen is well proportioned with ample storage and workspace, while the entrance hall also gives access to a guest cloakroom and staircase to the first floor.

Upstairs, the principal bedroom benefits from an en suite shower room, while two further bedrooms are served by a contemporary family bathroom. The third bedroom would work equally well as a nursery, study or dressing room depending on requirements.

Externally, the property enjoys a private rear garden together with allocated parking. The wider development is particularly well maintained, with communal grounds and green spaces regularly attended to, contributing to the area's consistently popular appeal.

### Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

### Additional information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: E

EPC Rating: B

GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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