



**Wise Lane, West Drayton, UB7 7ET**

**Offers In Excess Of £675,000**

### Description

This attractive detached residence offers well-proportioned and thoughtfully designed accommodation throughout. Boasting three generous double bedrooms, a stylish modern bathroom, and a spacious open-plan reception area, the home also benefits from a well-equipped fitted kitchen, convenient ground floor WC, and off-street parking, all set within a desirable and established location.

### Accommodation

The accommodation briefly comprises an entrance hall with stairs to the first floor and a ground floor WC. The large, open-plan living and dining area offers a superb, family-friendly space that opens onto the rear garden. The kitchen is well-appointed with an excellent range of storage units and drawers, with space for a dishwasher, washing machine and electric oven with extractor hood above. Ample work surfaces have an inset sink and a double glazed door opens to the side of the property.

To the first floor, there are three bedrooms, including a generous principal bedroom which benefits from a built-in wardrobe. The family bathroom is well-appointed and fully tiled with an enclosed bath, vanity wash basin, and WC.

### Outside

There is an attractive rear garden with a paved patio area, flower and shrub borders and a timber shed. The garage is utilised as a home office.

To the front hardstanding provides off street parking.

### Situation

Located in the desirable area of West Drayton, this property benefits from excellent connectivity. You'll find an array of local amenities, schools, and parks nearby, offering convenience for buyers. West Drayton train station is within easy reach, offering swift links to Central London and beyond.

### Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D

EPC Rating: C



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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### IMPORTANT NOTICE

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