

Pear Tree Avenue

West Drayton • • UB7 8DQ

Guide Price: £525,000



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A well-presented three-bedroom, two-bathroom semi-detached family home, ideally located on the popular Pear Tree Avenue in West Drayton.

This spacious property offers a fantastic layout for modern family living, featuring a welcoming entrance hall leading through to a bright and airy living room. To the rear, there is a generous family room which flows seamlessly into a large kitchen/diner, creating an excellent space for both everyday living and entertaining. The ground floor further benefits from a convenient downstairs WC.

Upstairs, the property comprises three well-proportioned bedrooms, including two comfortable doubles and a good-sized single. The first floor is serviced by a family bathroom, with the overall layout providing flexibility for families, guests or home working.

Externally, the property boasts a sizeable driveway providing off-street parking for multiple vehicles, alongside a private rear garden—ideal for outdoor relaxation and entertaining.

Three bedroom

Semi detached

Extended

Driveway

Potential to extend (STPP)

Great condition throughout

Ideal for first time buyers

Residential location

1073 sqft.

Large garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



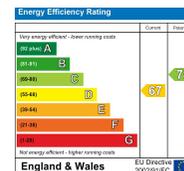
TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

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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