



## West Drayton Park Avenue, West Drayton, UB7 7QA

- Stunning brand new home
- Prime location
- Laid out over three levels
- Superb kitchen/living/family room
- Two bathrooms
- High specification
- Ample off street parking
- Five bedrooms
- Separate reception room
- No onward chain

**Asking Price £775,000**

Approx. Total Internal Area 1644 Sq Ft - 152.70 Sq M  
 (Including Restricted Height Area)  
 Approx. Gross Internal Area 1353 Sq Ft - 125.70 Sq M  
 (Excluding Restricted Height Area)

**Description**

An exceptional newly built home, finished to an outstanding specification

**Accommodation**

The accommodation briefly comprises: entrance hallway with tiled flooring, stairs to the first floor, the front reception room has a front aspect bay window and tiled flooring, the superb kitchen/living/dining space overlooks and opens onto the rear garden with tiled flooring running throughout, there is also a ground floor shower room.

To the first floor there are three bedrooms with the primary bedrooms having the benefit of walk in storage, there is also a luxurious family bathroom on this floor.

On the second floor there are two further bedrooms both with eaves storage.

**Outside**

There is an enclosed rear garden that is laid to lawn with a paved patio area.

To the front a block paved driveway provides ample off street parking.

**Situation**

Ideally positioned in this highly regarded location close to West Drayton's excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

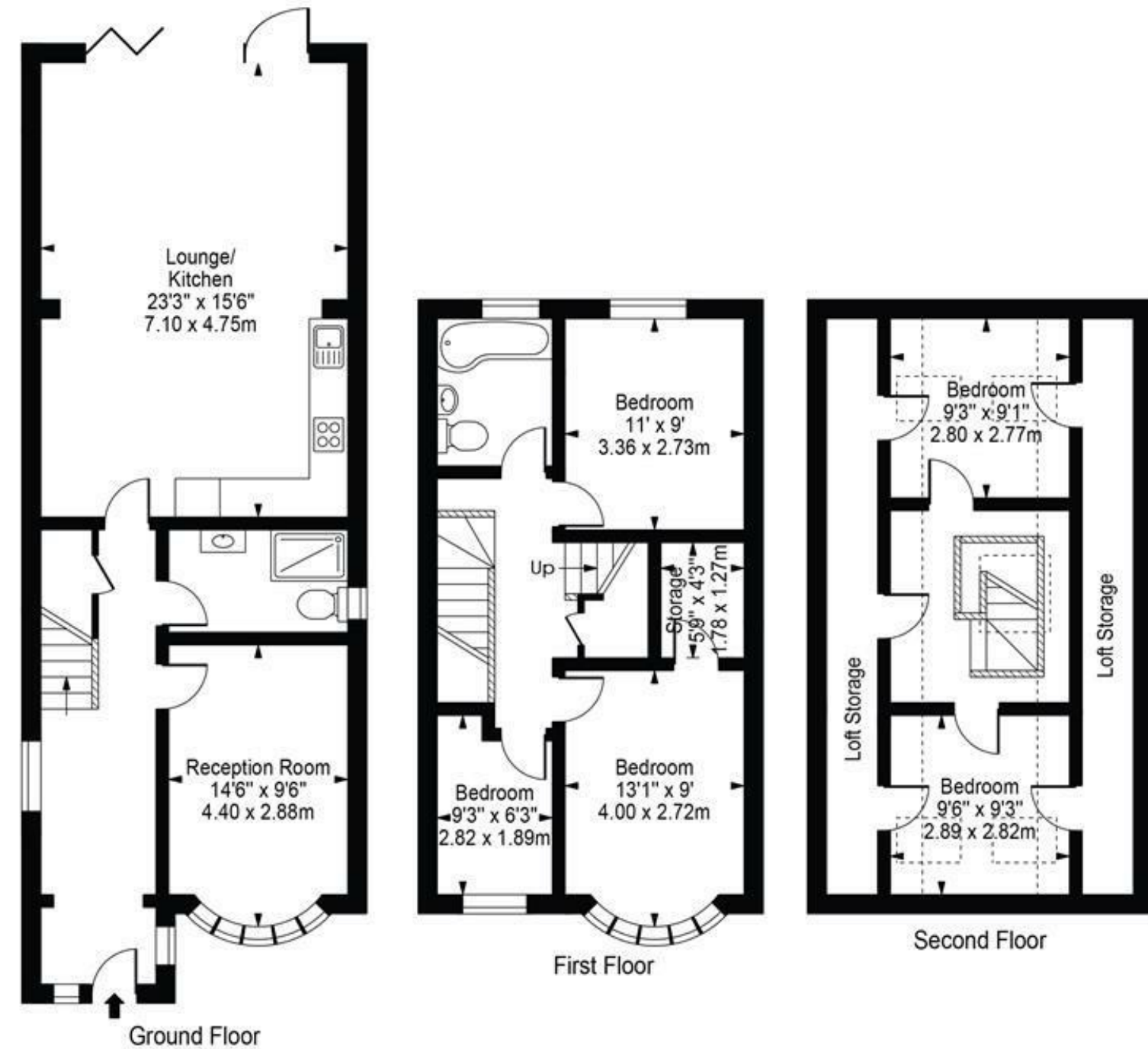
**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council tax band: F

EPC rating: B



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**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