



- Three bedroom semi detached property
- No onward chain
- Over 1000 square foot of accommodation
- Walking to West Drayton mainline station

## 64 Falling Lane, Yiewsley, West Drayton, Middlesex , UB7 8AE Offers In Excess Of £475,000

Andrews Residential are delighted to present this three-bedroom semi-detached family home to the market, offered with no onward chain. The property provides over 1,000 sq ft of well-proportioned accommodation arranged across two floors and offers excellent potential to extend and modernise, subject to the usual consents. Ideally located within walking distance of West Drayton mainline station, the home is perfectly positioned for commuters and families alike.



## Property Description

### PROPERTY

A well-proportioned three-bedroom family home offering approximately 1,069 sqft (99.3 sqm) of accommodation arranged over two floors.

The ground floor features a spacious sitting room, separate dining room, and a well-planned kitchen with the added benefit of a utility room, providing excellent practicality for modern living.

Upstairs, there are three bedrooms, including a generous principal bedroom, along with a family bathroom.

Well laid out with clearly defined living and sleeping areas, the property offers excellent flexibility for families or buyers seeking adaptable space. Conveniently located on Falling Lane, close to local amenities, schools and transport links.

Viewing highly recommended

### OUTSIDE

On-road parking is available on Falling Lane, with steps down to the front garden and side access to the rear.

There is a large garden which is mainly laid to lawn for relaxing or entertaining.

### LOCATION

Falling Lane is a sought-after residential road, just minutes from West Drayton and Yiewsley with their shops and Elizabeth Line station. Heathrow, Stockley Park, and the M4 are all a short drive, while Uxbridge town centre with its shops and transport links is easily accessible.

### TENURE

Freehold Sale

No onward chain

Council tax band: D

London Borough of Hillingdon

EPC rating



### Falling Lane

Approximate Gross Internal Floor Area = 99.3 sq m / 1069 sq ft

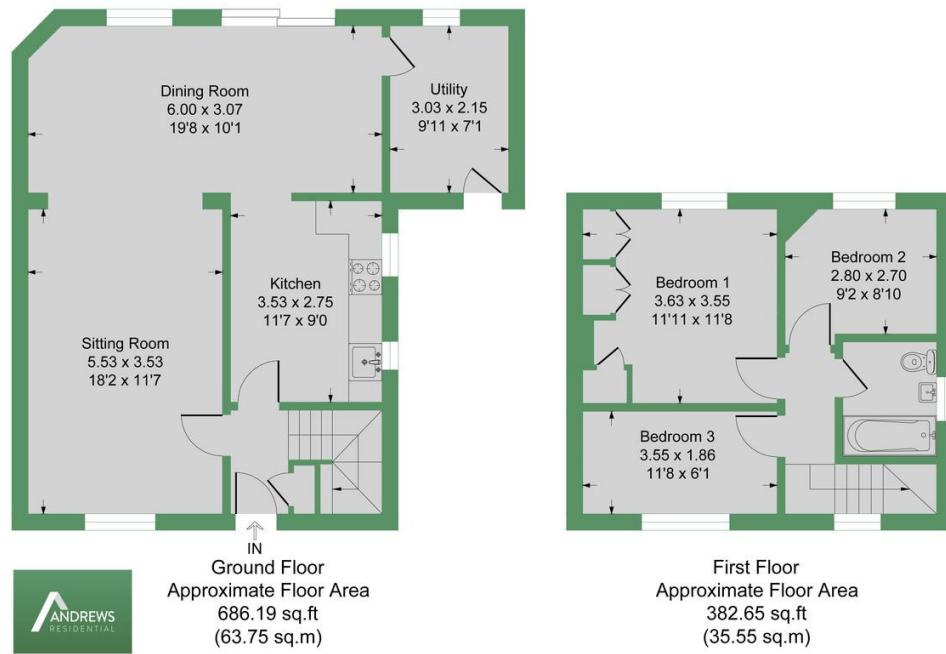


Illustration for identification purposes only, measurements are approximate, not to scale.

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