



Colne Avenue, West Drayton, UB7 7AJ

- Set within the Garden City Estate
- Well balanced and versatile ground floor accommodation
- Raised decked terrace overlooking a rare riverside aspect
- Beautifully renovated and extended three bedroom semi detached home
- Open plan kitchen with adjoining reception space
- Exceptionally long and landscaped rear garden with mature planting

Guide Price £725,000

Description

Enjoying a prime position within the Garden City Estate, this beautifully presented three bedroom residence has been meticulously refurbished and extended by the current owners. The property offers a refined balance of well proportioned accommodation and beautifully considered interiors, complemented by a truly outstanding riverside garden.

Accommodation

The ground floor offers a superb balance of formal and informal living space. A welcoming entrance hallway leads through to a well proportioned reception room to the front, ideal for quieter evenings or entertaining guests. To the rear, the home opens into a bright and expansive kitchen, thoughtfully designed with ample workspace and integrated appliances, forming the heart of the home.

Adjoining the kitchen is a separate dining room, perfectly positioned for family meals and entertaining, with a seamless connection to both the kitchen and living areas. A feature of the ground floor is the additional reception space positioned just off the kitchen, forming a superb extension to the main living area. This beautifully designed room is filled in natural light, enhanced by a large skylight above and bi-folding doors opening onto the rear garden.

A convenient ground floor WC and integral access to the garage complete the downstairs accommodation.

Upstairs, the first floor comprises three well appointed bedrooms. The principal bedroom is particularly generous, complemented by two further bedrooms, ideal for children, guests, or a home office. A modern family bathroom serves all bedrooms, finished to a high standard.

Outside

The property is approached via a private driveway, providing off street parking and access to the garage.

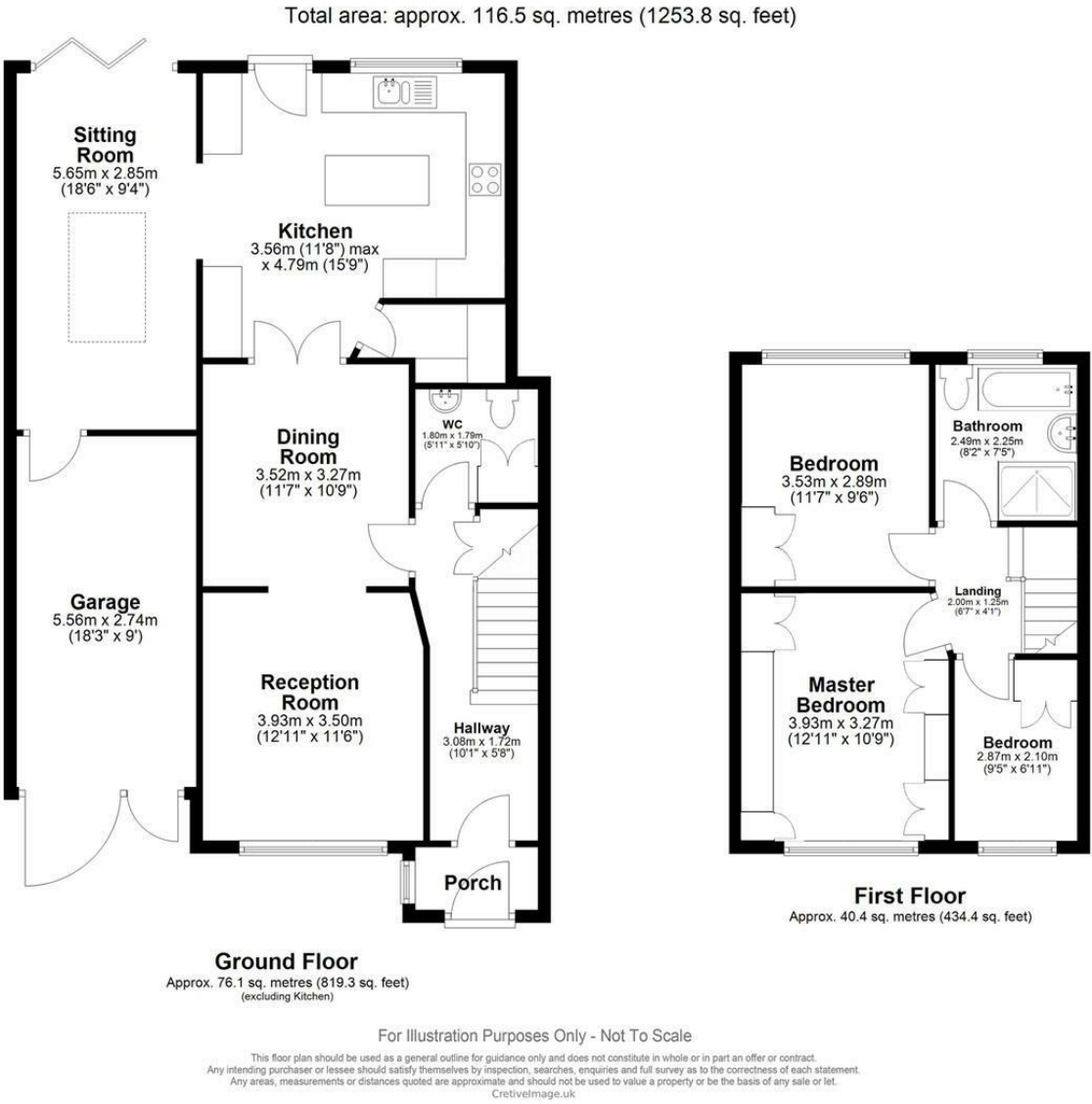
To the rear, the house enjoys an exceptional garden, extending well beyond the norm for the area. Thoughtfully landscaped, it is framed by mature shrubs and established planting.

At the far end of the garden, a raised decked terrace enjoys a direct outlook over the river - a rare and special feature within the Garden City Estate.

A summerhouse is positioned within the garden, offering a versatile space that can be used in a variety of ways, including as a home office, studio or for general leisure.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: E
EPC Rating:



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