

Bell Avenue

West Drayton • • UB7 9LH

Guide Price: £550,000



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est 1986

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Nestled on the charming Bell Avenue, this delightful end terrace house offers a perfect blend of space and comfort, ideal for families or those seeking a bit more room to breathe. Spanning over 1000 square feet, the property has been thoughtfully extended to provide ample living space. Upon entering, you are greeted by a large living room, perfect for entertaining guests or enjoying quiet family evenings. To the rear in the extended area of the property is the expansive open plan kitchen/dining area. You will also find a large bedroom downstairs with an en suite shower room downstairs. Upstairs are the remaining three well proportioned bedrooms as well as the family bathroom.

Four bedrooms

Semi detached

Driveway

Extended

24ft kitchen/dining area

Over 1000 sqft of living space

Residential location

Good condition throughout

16ft living room

Ideal for first time buyers

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.





Property

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Outside

Outside, the property features a driveway, providing off-street parking and enhancing the overall appeal of the home. The outdoor space is perfect for children to play or for hosting summer barbecues with friends and family. Lots of the garden is laid to lawn as well as having a shed for storage and a greenhouse.

Location

Bell Avenue is a popular residential road extremely well placed being situated close to local amenities and bus routes. West Drayton High Street with its various shops and and mainline train station (Crossrail) can be found just a short distance away as can Stockley Business Park, Heathrow Airport and the M4 motorway.



Schools:

Cherry Lane Primary School 0.2 miles
West Drayton Academy 0.5 miles
St Martin's Church of England Primary School 0.5 miles



Train:

West Drayton 0.8 miles
Hayes & Harlington 1.7 miles
Heathrow Express Terminals 1, 2 & 3 2.0 miles



Car:

M4, A40, M25, M40



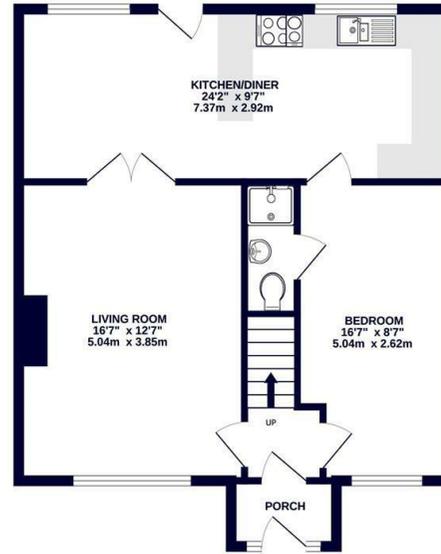
Council Tax Band:

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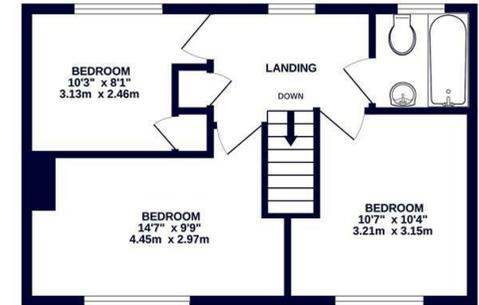
(Distances are straight line measurements from centre of postcode)



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



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.2 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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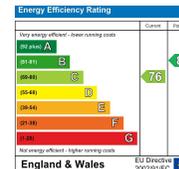


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