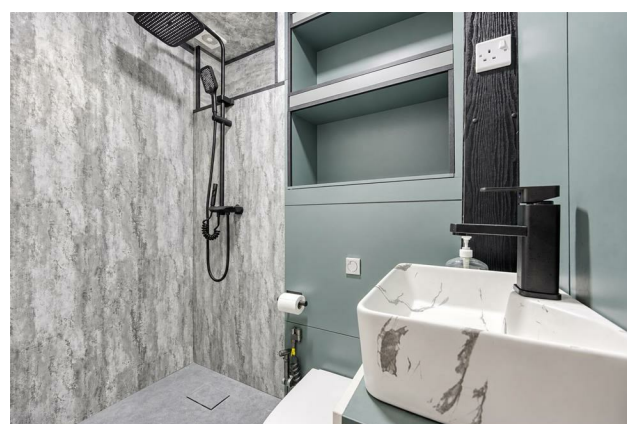




The Brambles, West Drayton, UB7 7UH

- Four bedroom semi detached home with versatile accommodation
- Flexible ground floor office and separate study spaces
- Substantial detached outbuilding offering excellent conversion potential
- Impressive open plan kitchen and living space
- Driveway providing parking for two or more
- Conveniently positioned for West Drayton Elizabeth Line

Asking Price £535,000

Description

75 The Brambles is a spacious family home, offering flexible accommodation arranged over two floors together with a substantial detached outbuilding to the rear. The house has evolved to provide a particularly practical layout, with the ground floor offering considerably more versatility than is typically found in properties of this type.

The accommodation opens through an entrance hall into an inner hallway, from which there is access to a generous front bedroom. Further along are two additional rooms currently arranged as a study and office, providing excellent options for those working from home or requiring further flexible living space.

To the rear is the principal living space: an impressive open plan kitchen/living area extending across the width of the property. The kitchen is fitted with contemporary cabinetry and generous work surfaces, while the adjoining living area provides ample space for both seating and dining. Doors open directly onto the rear garden, creating a natural connection between the house and outside space.

There are also two separate WC facilities on the ground floor.

The first floor provides three further bedrooms, two of which are comfortable doubles, together with a bathroom and separate WC. Built in storage complements the accommodation.

Outside, the property benefits from a private driveway providing off-street parking for two or more cars. To the rear is a substantial detached outbuilding of approximately 340 sq ft, currently divided into two storage areas. This is a particularly useful addition to the property and offers considerable scope for alternative use or conversion, subject to any necessary planning and building regulation consents.

The house itself extends to approximately 1,073 sq ft, with the outbuilding bringing the overall floor area to approximately 1,414 sq ft.

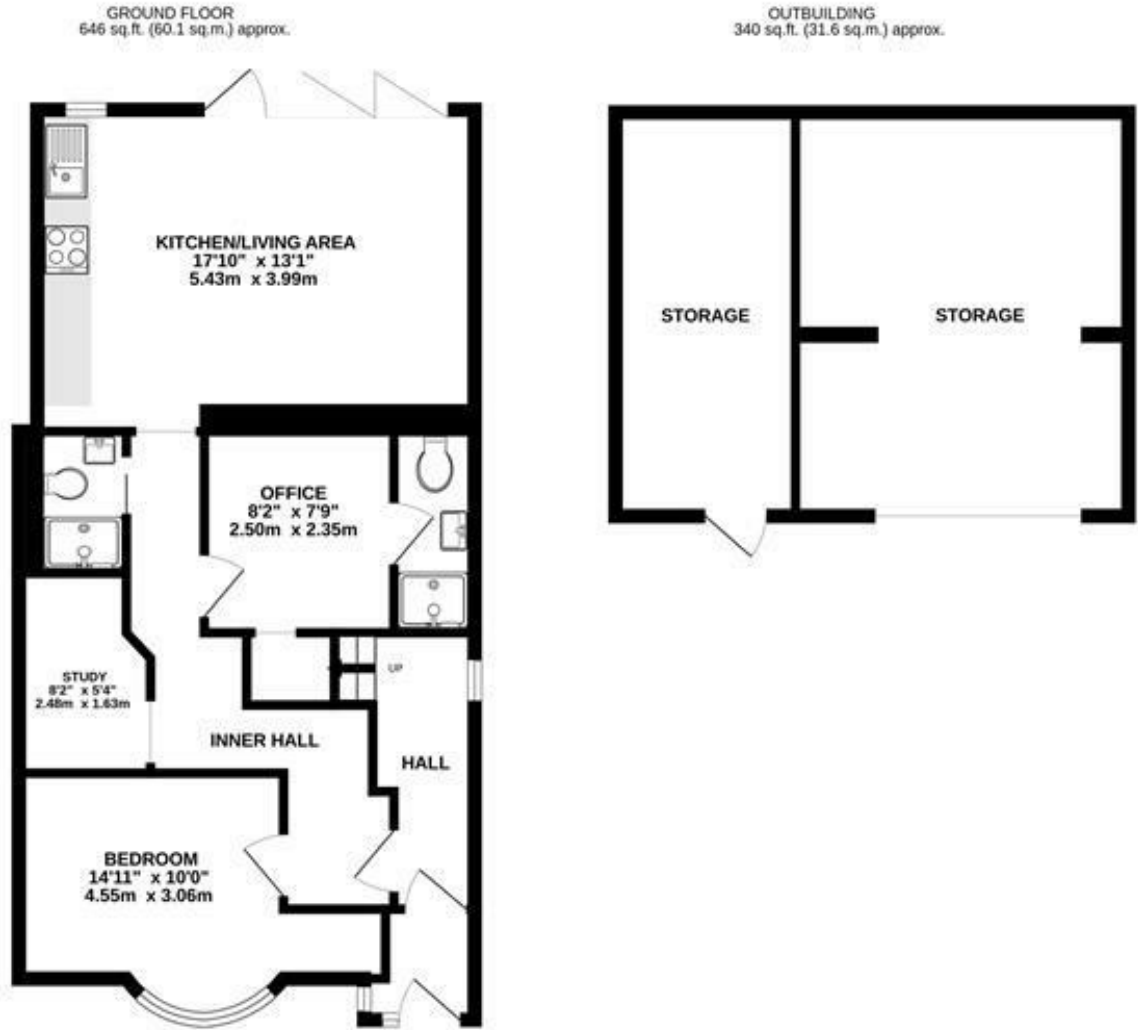
The Brambles is a residential setting in West Drayton, conveniently positioned for the area's everyday amenities, schools and transport connections. West Drayton town centre and its mainline station are within easy reach, with the Elizabeth line providing direct services towards Paddington, central London and Canary Wharf. The area is also particularly well placed for Heathrow Airport and motorists have convenient access to the M4 and M25 motorway networks.

Additional information

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

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



TOTAL FLOOR AREA : 1414 sq.ft. (131.3 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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