

**Apple Tree Avenue, West Drayton UB7 8BY**

Guide Price £485,000



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- THREE Bedrooms
- No Onward Chain
- New Bathroom
- Close To Local Schools
- Off Street Parking

- Extended
- Requiring Some Modernisation
- Excellent Transport Links
- Detached Garage
- EPC Rating D

A spacious three-bedroom semi-detached family home ideally located close to popular local schools and excellent transport links. Offered to the market with no onward chain, this extended property requires some modernisation and provides a fantastic opportunity for buyers to create a home to their own taste and style.

Spanning approximately 1,075 sq ft, the accommodation comprises a welcoming entrance hallway, bright reception room, and a modern 20 ft fitted kitchen, dining room with French doors opening to the rear garden. To the first floor, there is a small landing with storage, two double bedrooms, a single bedroom, and a brand-new family bathroom.

Further benefits include; gas central heating, off-street parking, a detached 18 ft garage, and a private rear garden with a patio.

Situated on Apple Tree Avenue, a quiet residential road within easy reach of West Drayton Station (Elizabeth Line), the property offers fast and convenient connections to Central London, Heathrow Airport and Reading. West Drayton High Street's range of shops, cafés and amenities are nearby, as are excellent road links including the M4, M25 and A40. Pleasant green spaces such as Colham Green Recreation Ground and Thorney Park are close by, alongside several highly regarded local schools including St Catherine Catholic Primary and Laurel Lane Primary.

Viewings are strictly by appointment only.

Price: Guide Price £485,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 1000 Mbps u/l

Mobile Coverage:

EE| Good outdoor

Three| Good outdoor, variable in-home

O2| Good outdoor and in-home

Vodafone| Good outdoor and in-home

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>



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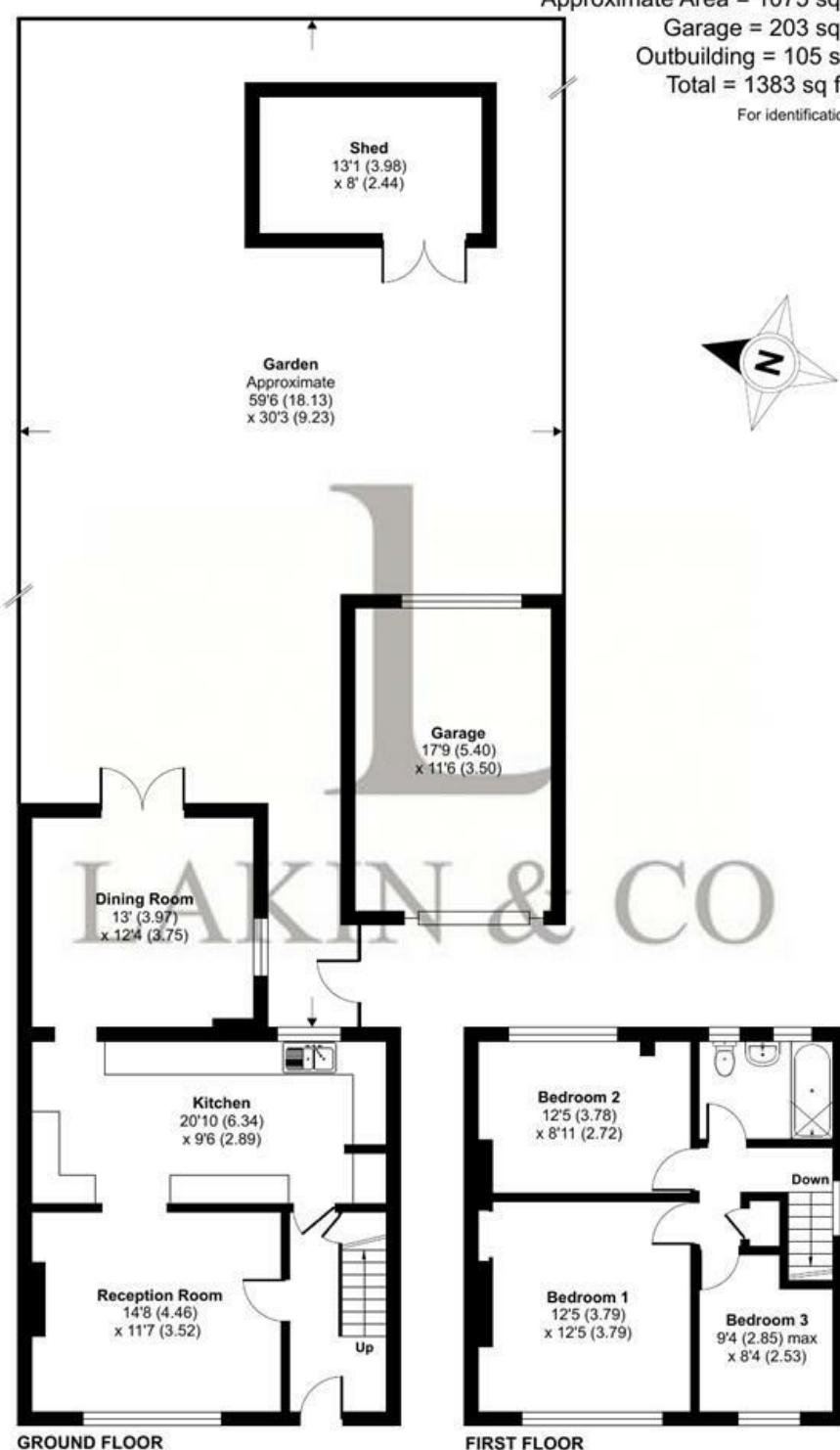
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

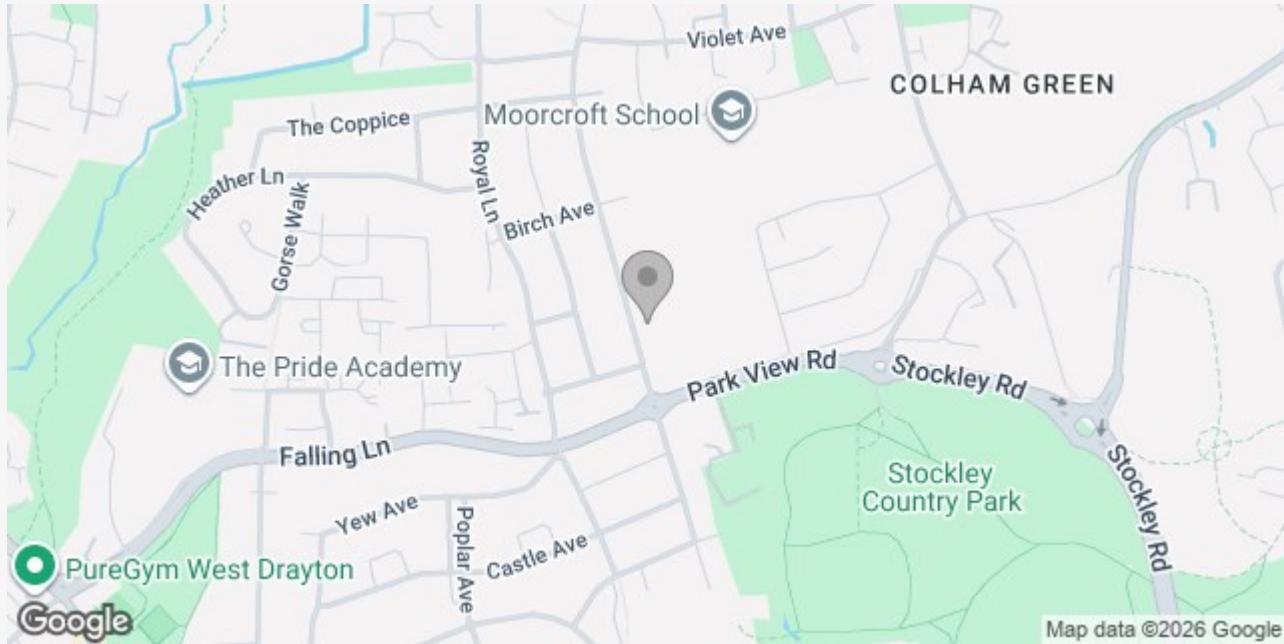
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Appletree Avenue, Yiewsley, West Drayton, UB7



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.