

Ryeland Close

West Drayton • Middlesex • UB7 8AU

Offers In Excess Of: £450,000



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This bright and well-presented two-bedroom end terrace home offers spacious accommodation in an ultra convenient location. Having been renovated by a previous owner, an ex-builder, the property comprises an entrance hall, a modern fitted kitchen, a light-filled living room and a conservatory providing additional living space with access to the garden. To the first floor are two well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a substantial private rear garden, an additional side garden with a newly installed fence, and off-street parking to the front. Ideally positioned within walking distance of West Drayton Station, providing Elizabeth Line services into London Paddington in approximately 20 minutes, the property is also conveniently located for local shops, schools and the M4 and M25 motorway networks. With parking, outside space and excellent transport links rarely combined at this price point, early viewings are recommended.

- Rare end-of-terrace home – one of just three of this style

Attractive two-bedroom house

Bright and spacious living room

Conservatory providing additional living space

Modern fitted kitchen

Generous private rear garden

Valuable off-street parking to the front

Council tax D & EPC C rating

- Walking distance to West Drayton station (Elizabeth line)

Approximately 704 sq.ft of accommodation

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.

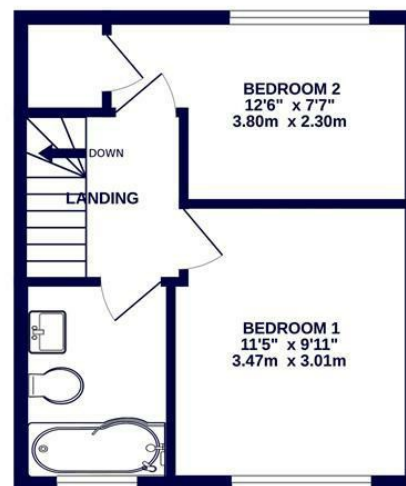




GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

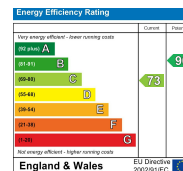
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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