



## Padcroft Road, Yiewsley, West Drayton, UB7 7RB

- Freehold
- On-street permit parking
- Private garden
- Central location
- Two bedroom house
- Recently refurbished
- 0.3 Miles from West Drayton station
- Ideal for first time buyers and investors

**Guide Price £425,000**

### Description

This recently updated, well-presented two-bedroom home offers bright, well-proportioned accommodation, making it an ideal purchase for first-time buyers or investors. The property benefits from a generous private rear garden and on-street permit parking, and is superbly located in , within easy reach of the Elizabeth Line station for fast and convenient access into central London.

### Accommodation

The property opens into a welcoming hallway with stairs rising to the first floor. To the front, a bright and comfortable lounge (11'4" x 10'10") features a charming bay window that fills the space with natural light. Beyond, a separate dining room (10'10" x 10'2") provides the perfect setting for entertaining or family meals. To the rear, the fitted kitchen (10'8" x 6'11") offers a practical layout with ample worktop and storage space, and convenient access from the dining area. It also benefits from a recently upgraded combination boiler.

Upstairs, the landing leads to two well-sized bedrooms and the family bathroom. The principal bedroom (13'11" x 9'11") spans the width of the property, offering generous proportions and excellent natural light. The second bedroom (10'3" x 8'4") is ideal as a guest room, nursery, or home office. A family bathroom completes the first floor, fitted with bath, basin, and WC.

### Outside

To the front, the property offers a front garden and the benefit of on-street permit parking.

To the rear, the home boasts a generously sized private garden, offering excellent outdoor space

### Situation

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces.

### Terms and notification of sale

Tenure: Freehold

Local authority: London Borough of Hillingdon

Council Tax Band: D

Current EPC Rating: D

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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### IMPORTANT NOTICE

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