

Ferrers Avenue

West Drayton • • UB7 7AB

Guide Price: £600,000



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Situated on one of the area's most sought-after roads, this substantial three-bedroom detached family home presents a fantastic opportunity for buyers looking to create their dream home. Requiring modernisation throughout, the property offers generous accommodation of approximately 1,784 sq. ft. and boasts enormous potential to improve, extend and add value, subject to the usual planning permissions.

The ground floor comprises a spacious living room, separate dining room, kitchen and downstairs WC, whilst the first floor offers three bedrooms and a family bathroom. A converted loft room provides additional versatile space, ideal for a home office, hobby room or occasional accommodation.

Externally, the property benefits from a large double garage, a detached outbuilding and a separate log cabin, offering excellent storage, workshop space or potential for a variety of uses. Rarely available on this prestigious road, this is an exciting opportunity.

Premium and highly sought-after road

Semi-detached family home

Four bedrooms

Loft conversion providing additional space

Requires modernisation throughout

Fantastic potential to improve and add value

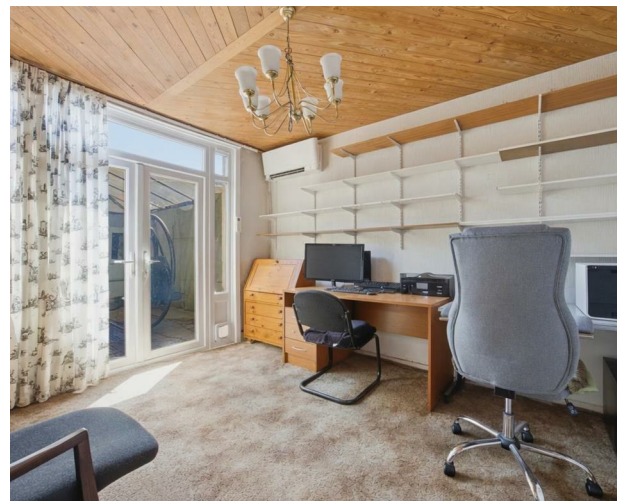
Scope to extend further (STPP)

Large double garage

Detached outbuilding and log cabin

Approximately 1,784 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.

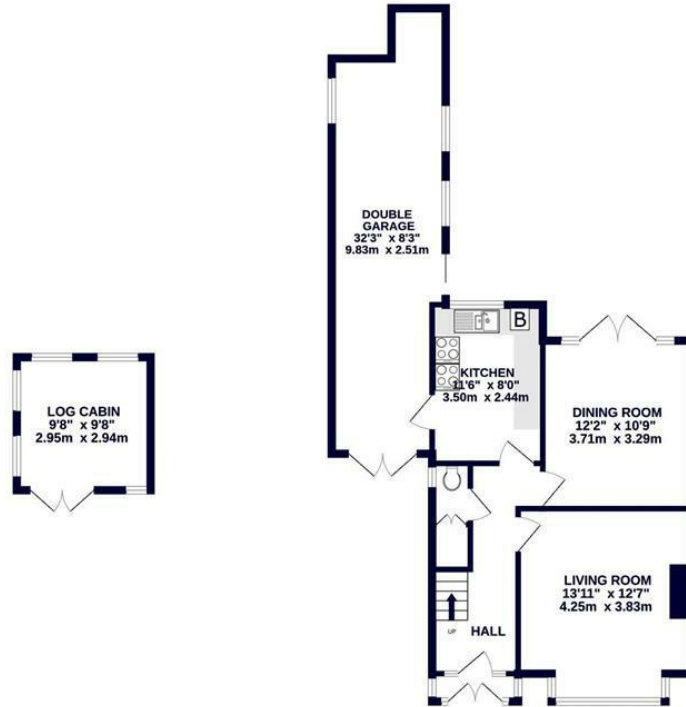




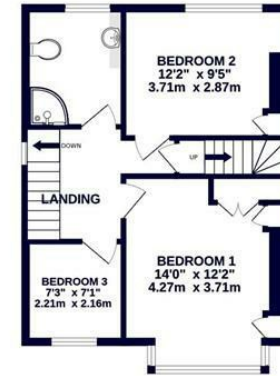
OUTBUILDINGS
320 sq.ft. (29.7 sq.m.) approx.



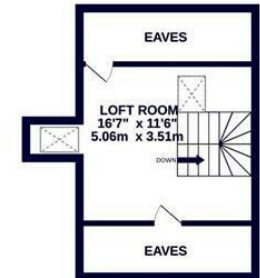
GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



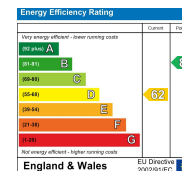
TOTAL FLOOR AREA : 1784 sq.ft. (165.7 sq.m.) approx.

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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