Birch Avenue, Yiewsley, West Drayton, UB7 8DE

- Four Bedrooms
- Link Terraced Home
- Further Potential to Extend (STPP)
- Modern Fitted Kitchen
- Great Condition Throughout
- Two Bathrooms
- Generous Rear Garden
- Off Street Parking
- Separate Reception Room with a Feature Wall
- EPC Rating D / Council Tax Band D

Asking Price £575,000

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Birch Avenue, Yiewsley, West Drayton, UB7 8DE

Situated on Birch Avenue in West Drayton is this spacious, four bedroom link terraced home,being offered to the market in fantastic condition throughout. The property is perfect for families and offers further scope to extend and develop subject to planning permission.

The property comprises entrance porch to hall, separate sitting room with modern feature wall, ground floor modern bathroom suite, separate modern fitted kitchen. To the first floor you are met with three spacious bedrooms and to the second floor a master bedroom with en-suite shower room and walk-in wardrobe space. Outside the property has off street parking, linked alleyway to the rear of the property and a generous garden space measuring approximately 90 ft.

Birch Avenue enjoys a convenient position in West Drayton, offering a balance of residential tranquillity and excellent connectivity. The property is within easy reach of local shops, supermarkets, cafés and everyday amenities, while nearby green spaces provide pleasant opportunities for walking and outdoor recreation. West Drayton Station, served by the Elizabeth Line, offers fast and direct links into Central London, Canary Wharf and Heathrow Airport, making the area particularly attractive to commuters. The location also benefits from easy access to the M4, M25 and A40, providing excellent road connections across London and the South East. Combining convenience, transport links and a well-established community setting, Birch Avenue is a highly desirable place to call home.

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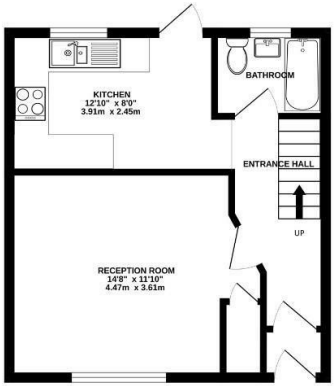
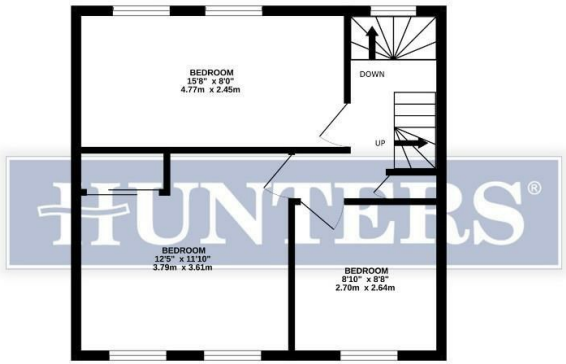
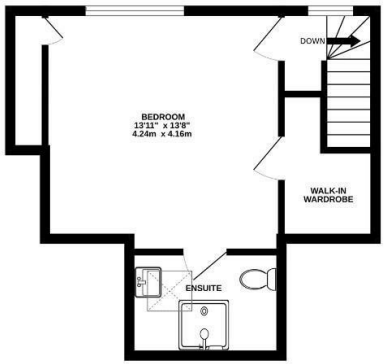
GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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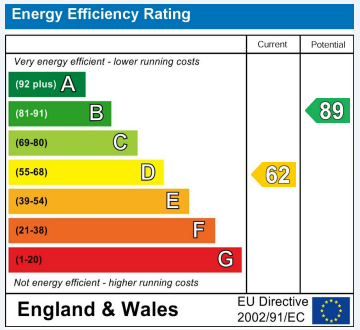
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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