

# Mulberry Crescent

West Drayton • Middlesex • UB7 9AG

Asking Price: £475,000



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A well-presented three-bedroom terraced home offering over 1,000 sq ft of accommodation, ideal for families or first-time buyers. The ground floor features a bright and spacious living room leading through to a kitchen/breakfast room, with access to the rear garden, while upstairs comprises three good-sized bedrooms and a family bathroom. Externally, the property benefits from a private front garden, a generous rear garden with patio area, and useful outbuildings providing additional storage. Conveniently located close to local amenities, schools, and transport links, this home offers both comfort and practicality.

Three-bedroom terraced home

Approx. 1,017 sq ft of internal accommodation

Spacious and bright living room

Kitchen/breakfast room with garden access

Three well-proportioned double bedrooms

Family bathroom on the first floor

Private front garden with gated access

Generous rear garden with patio area

Potential to personalise or extend (STPP)

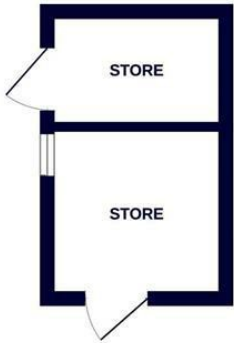
Less than 1 mile from West Drayton station

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.

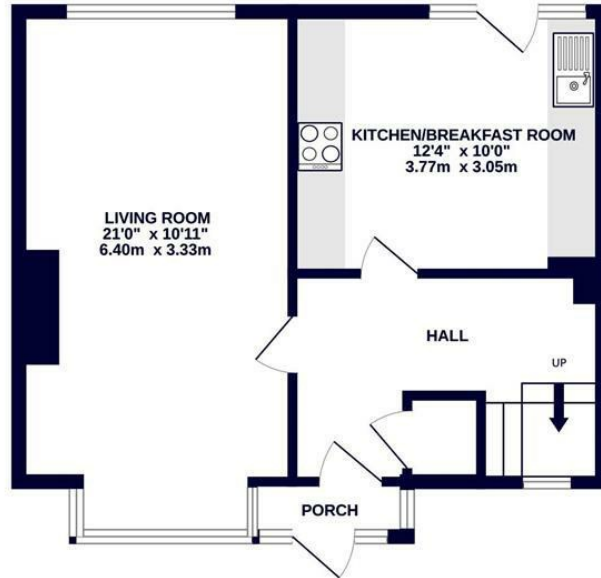




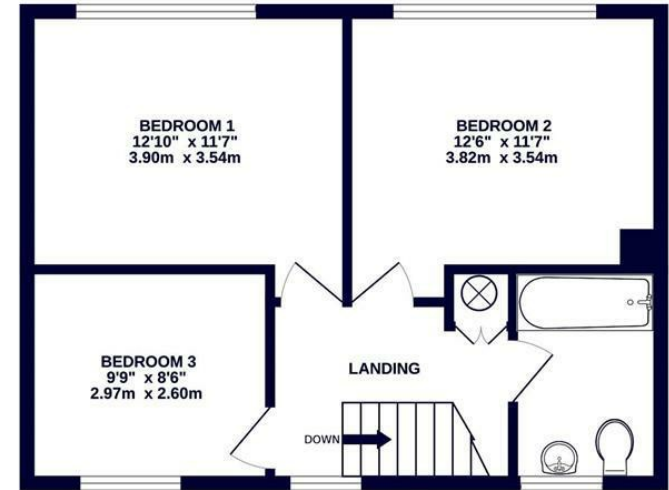
OUTBUILDING  
82 sq.ft. (7.6 sq.m.) approx.



GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



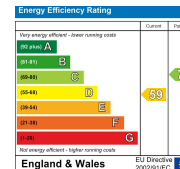
TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

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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