

# West Road

West Drayton • • UB7 9LG

Guide Price: £525,000



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est 1986

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Situated in a popular residential location, this extended three/four bedroom semi-detached home offers generous living space and excellent potential for further improvement (STPP).

The ground floor comprises a bright living room to the front and a spacious kitchen/dining room to the rear, providing an ideal family and entertaining space with direct access to the garden. There is also a ground floor bedroom/study and a family bathroom.

Upstairs offers three well-proportioned bedrooms.

Externally, the property benefits from a private rear garden mainly laid to lawn with patio area and outbuilding, offering scope to extend (subject to planning). To the front there is off-street parking and side access.

An ideal purchase for families or buyers looking to add value, early viewings are highly recommended.

Semi detached  
Potential to extend (STPP)

Driveway

Four bedrooms

Large garden

South facing garden

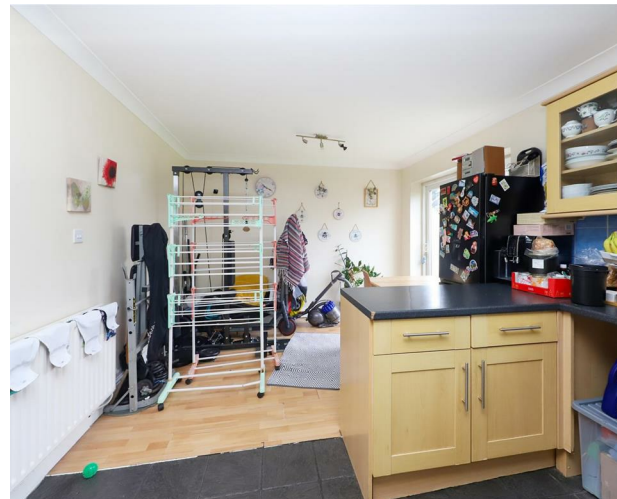
21ft kitchen/dining area

Extended

No chain

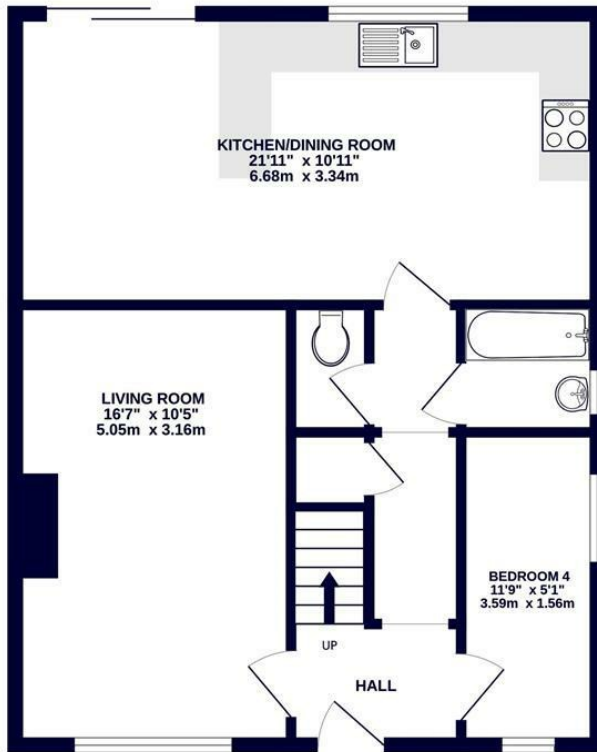
Residential location

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.

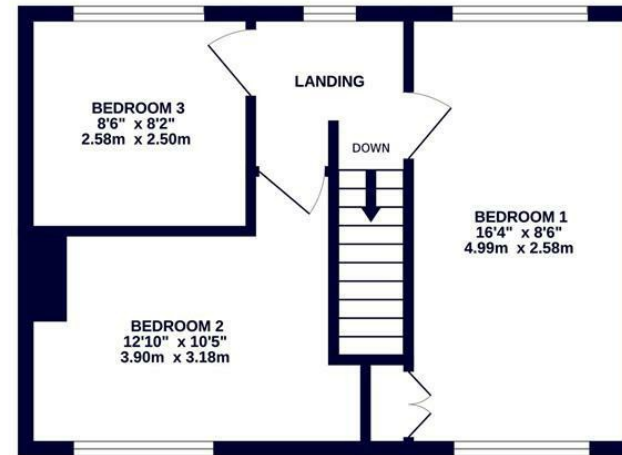




GROUND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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 Efficiency Rating	
Energy efficient - lower running costs	Energy less efficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A
Not energy efficient - higher running costs	
England & Wales	

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