

Rowlneys Place

West Drayton • • UB7 9NQ
Offers In Excess Of: £535,000



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est 1986

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This well-presented detached family home is offered to the market with no onward chain, making it an ideal purchase for buyers looking for a straightforward move. The property provides well-balanced accommodation throughout, comprising WC, a spacious living room with feature fireplace, separate dining room, fitted kitchen and a bright conservatory overlooking the rear garden, creating a fantastic additional living space perfect for relaxing or entertaining. To the first floor, there are three well-proportioned bedrooms alongside a family bathroom, offering comfortable accommodation for families, first-time buyers, or those looking to upsize. Externally, the property benefits from a south-facing, low maintenance rear garden, ideal for enjoying the sun with minimal upkeep, as well as a detached garage providing useful storage and private driveway with off-street parking. Presented in great condition throughout, this attractive home offers buyers the opportunity to move straight in and enjoy.

Attractive detached family home

Three well-proportioned bedrooms

Spacious living room & separate dining room

Bright conservatory

South-facing, low maintenance rear garden

Detached garage with private driveway

No onward chain

Popular residential location

Moments from the Platinum Jubilee Leisure Centre

Bus routes to Heathrow & West Drayton Train 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.

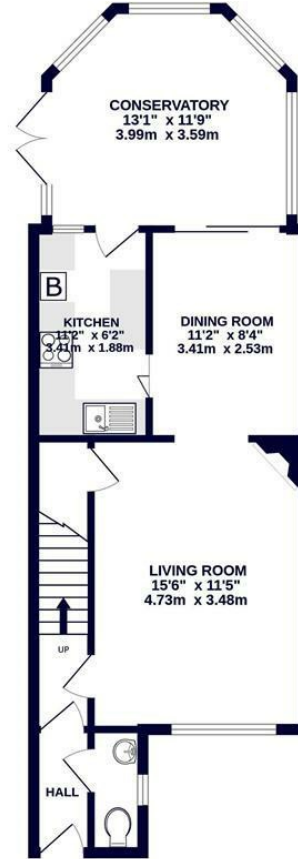




OUTBUILDING
147 sq.ft. (13.6 sq.m.) approx.



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.



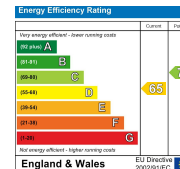
TOTAL FLOOR AREA: 1089 sq.ft. (101.1 sq.m.) approx.

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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