



Colham Avenue, Yiewsley, West Drayton, UB7 8HF

- Handsome three bedroom Victorian and Edwardian period home
- Generous accommodation arranged across two well proportioned floors
- Impressive garden room offering highly versatile space
- Tastefully modernised whilst retaining considerable period character
- Separate living and dining rooms with character
- Generous rear garden with excellent entertaining areas

Guide Price £565,000

Description

With its attractive brick façade, bay windows, high ceilings and well proportioned rooms, the property displays much of the architectural character associated with the late Victorian and early Edwardian period. The current owners have tastefully modernised the house whilst respecting its original character, resulting in a home that successfully balances period charm with comfortable contemporary living.

The accommodation extends to approximately 1,243 sq ft in total, including the detached garden room, and is particularly well arranged for family life.

An entrance porch opens into an impressive 14'7" x 14'1" living room, where the bay window, fireplace and generous proportions immediately establish the character of the house. Beyond is a separate 12'10" x 11'11" dining room, providing an excellent setting for entertaining, with doors opening towards the rear.

The 18'1" kitchen/breakfast room occupies the rear of the house and is fitted with a comprehensive range of cabinetry and generous preparation space, while enjoying a natural connection with the garden.

Upstairs are three well proportioned bedrooms. The principal bedroom spans the width of the front of the house and measures approximately 14'6" x 12'0", complemented by two further bedrooms and the family bathroom.

The rear garden is a particularly attractive feature, offering an excellent sense of space with lawn, paved seating and entertaining areas and established planting. At the far end is a substantial detached garden room measuring approximately 13'10" x 13'3", providing around 184 sq ft of additional space and considerable flexibility as a home office, gym, studio or entertaining room.

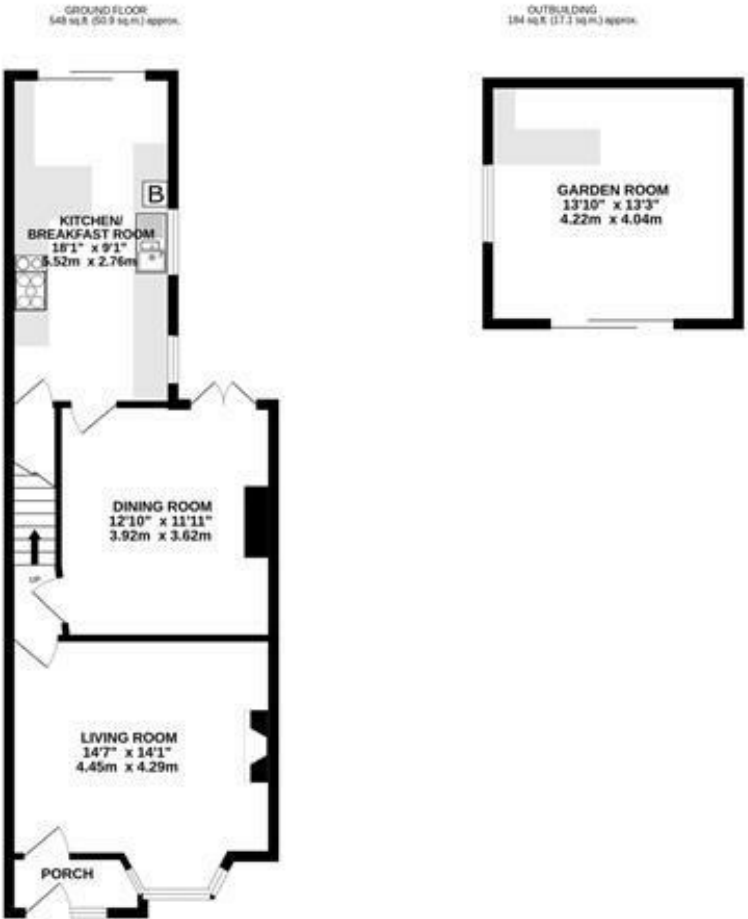
Altogether, this is a particularly appealing period home: Victorian/Edwardian character, generous room proportions and a thoughtfully modernised interior, together with a sizeable garden and highly versatile outbuilding.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: D
EPC Rating: TBC

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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