



## Peplow Close, Yiewsley, West Drayton, UB7 7XN

- Three bedroom house
- Allocated parking
- Walk distance to West Drayton station (Elizabeth Line)
- Well presented throughout
- No upper chain
- Private rear garden
- Cul-de-sac
- Integrated appliances

**Asking Price £460,000**

#### Description

This contemporary property offers spacious accommodation throughout and benefits from an enviable location close to excellent transport links, local amenities, and schools.

#### Accommodation

Providing accommodation that briefly comprises of, entrance lobby, open plan living and dining space, there is a modern modern fitted kitchen complete with integrated appliances.

To the first floor there are three well proportioned bedrooms and the contemporary family bathroom suite.

#### Outside

To the outside of the property there is a private rear garden and allocated parking space at the front.

#### Location

Situated in the heart of West Drayton, this property enjoys a prime location with an array of local amenities at your doorstep. From shops and restaurants to schools and parks, everything you need is within easy reach. For commuters, West Drayton station offers excellent transport links, connecting you to central London and beyond.

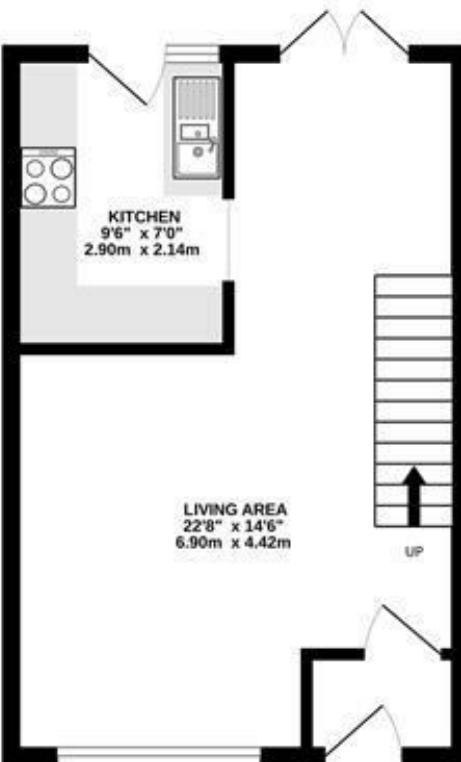
#### Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: D



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 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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#### 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