

# Bath Road

West Drayton • • UB7 0EE

Guide Price: £475,000



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est 1986

# Bath Road

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Situated in the heart of Longford Village, this three-bedroom semi-detached home offers a fantastic opportunity to stamp your mark on a spacious family home. The ground floor features a welcoming entrance hall leading to a bright and spacious living room with a charming bay window, providing plenty of natural light. To the rear, the property benefits from a dining area with doors opening onto the garden, creating an excellent space for entertaining. The kitchen sits alongside with access to a useful store/utility area and additional side entrance. Upstairs, there are three bedrooms including two well-sized doubles and a single bedroom, along with a family bathroom and landing. Externally, the home enjoys a well-maintained front garden and a large, mature rear garden with patio seating area, lawn and established planting, offering a private outdoor space to relax and enjoy.

Three bedroom semi-detached home

Spacious living room with bay window

Dining area with doors opening to the rear garden

Kitchen with access to useful store/utility area

Two double bedrooms and one single bedroom

Family bathroom on the first floor

Generous and mature rear garden with patio area

Opportunity to stamp your own mark

1058 sq.ft

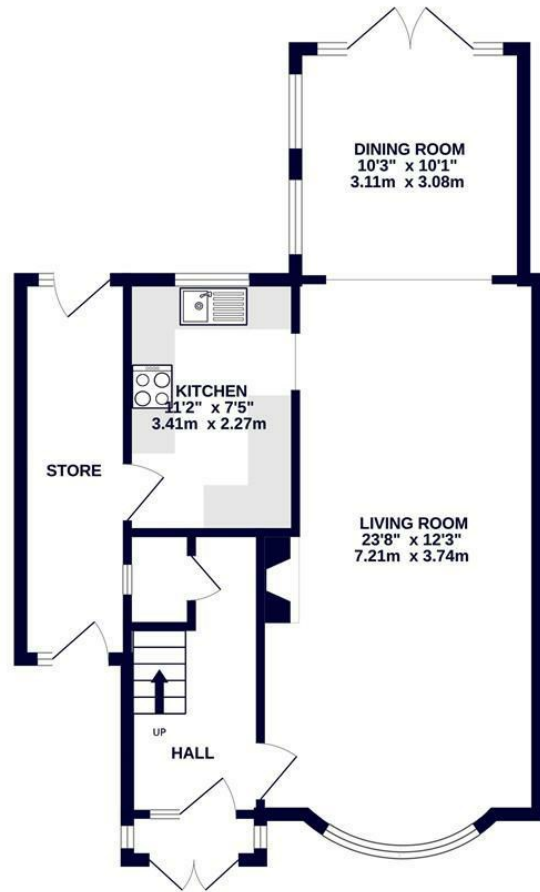
Situated in Longford Village

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.

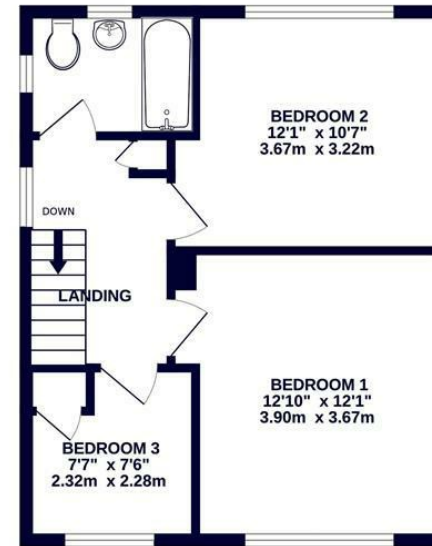




GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



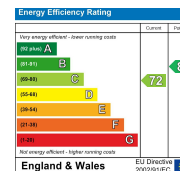
TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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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