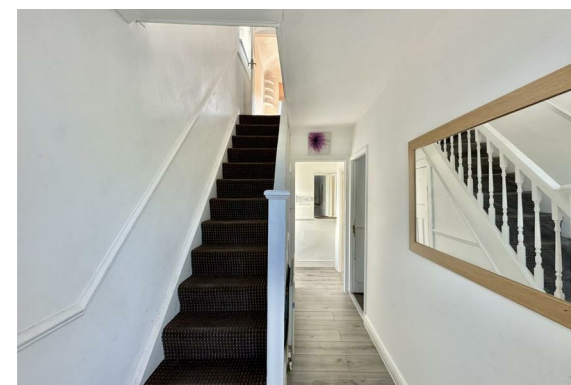




Dell Road, West Drayton, UB7 9HN

- Three Bedrooms
- Two Bathrooms
- Off Street Parking
- Great Potential to Extend (STPP)
- Separate Fitted Kitchen
- End of Terraced
- NO CHAIN
- Large Rear Garden
- Separate Reception Room
- EPC Rating D / Council Tax Band D

Asking Price £450,000



Dell Road, West Drayton, UB7 9HN

DESCRIPTION

Situated in West Drayton on Dell Road is this three bedroom, end of terraced house which is being offered for sale with NO ONWARD CHAIN. The property offers great scope to extend and develop subject to planning permission and sits across 'The Dell' green.

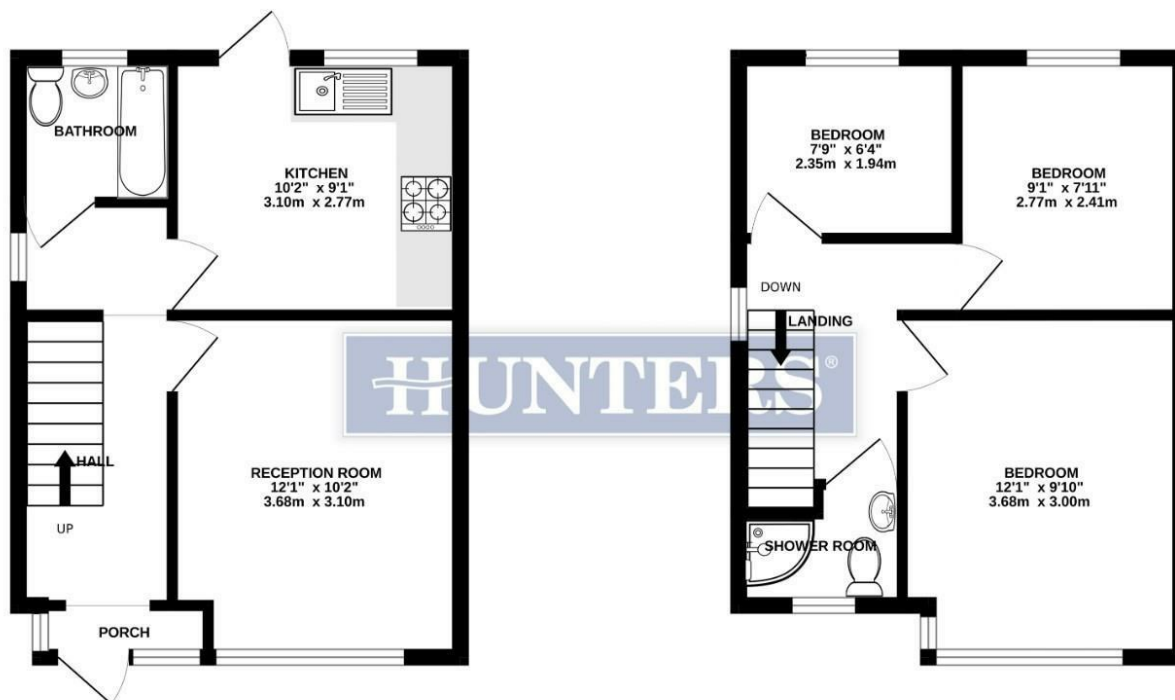
The property comprises entrance porch to hall, separate reception room, separate ground floor bathroom and separate fitted kitchen. To the first floor there are three bedrooms and a separate shower room. Outside the property has off street parking and to the rear a generous garden which opens up towards the back.

Situated on Dell Road, West Drayton, this property is ideally located for commuters and families, with West Drayton Station providing fast connections to Central London and Heathrow via the Elizabeth line. A range of local shops, supermarkets, cafés, schools, and leisure facilities are within easy reach, while excellent road links via the M4, M25, and A40 offer convenient access across London and the South East. The area also benefits from nearby green spaces and scenic walks along the Grand Union Canal, making it a popular and well-connected place to live.



GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.