Maple Avenue, Yiewsley, West Drayton, UB7 8LS

- Three bedroom semi detached family residence
- Generous driveway providing ample parking
- Well proportioned accommodation approaching 1,000 sq ft
- Quiet position on popular Maple Avenue
- Large private rear garden with screening
- Scope for future development

Guide Price £525,000

Description
Situated on one of West Drayton's more established and leafy residential roads, this three bedroom semi detached home presents an excellent opportunity for buyers seeking a well proportioned family house.

Maple Avenue is characterised by its mature trees, green surroundings and notably quiet atmosphere, offering a pleasant residential environment whilst remaining conveniently positioned for local amenities, schools and transport connections.

The property offers almost 1,000 sq.ft. of accommodation arranged over two floors. The ground floor comprises an entrance hall, a generous front reception room measuring over 15ft, and an impressive kitchen/dining room extending to over 18ft in length, creating an excellent central living space for everyday family life and entertaining alike. To the rear, a substantial conservatory spans the width of the house and enjoys attractive views across the garden, providing a versatile additional reception area with direct access outside.

To the first floor are three well proportioned bedrooms, including two particularly generous double bedrooms, together with a family bathroom.

Externally, the property benefits from a sizeable driveway providing plenty of off street parking to the front, whilst the rear garden is a notable feature of the home, offering excellent proportions and a good degree of privacy, enhanced by parallel fence lines.

The house has been well maintained over the years and offers incoming purchasers the opportunity to personalise and enhance the accommodation to suit their own tastes and requirements over time.

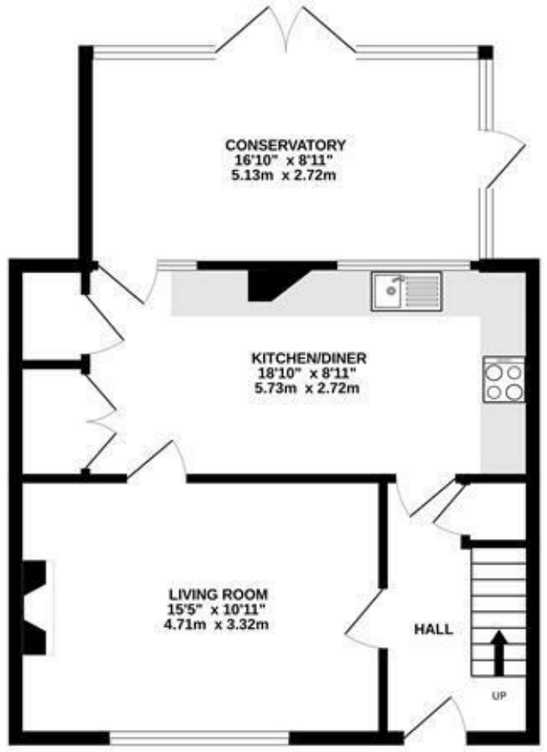
Properties on Maple Avenue are consistently well regarded due to the road's quiet position and attractive surroundings, making this an appealing proposition for families and purchasers looking to establish themselves in this part of West Drayton.

Maple Avenue is a well-established residential road in West Drayton, appreciated for its mature trees, green surroundings and quiet setting. The property is conveniently positioned for a range of local amenities, well regarded schools and everyday shopping facilities, whilst West Drayton station provides access to the Elizabeth Line, offering direct connections to Central London, Heathrow and Canary Wharf. The area is also well placed for the M4, M25 and A40, making it an attractive choice for both commuters and families alike.

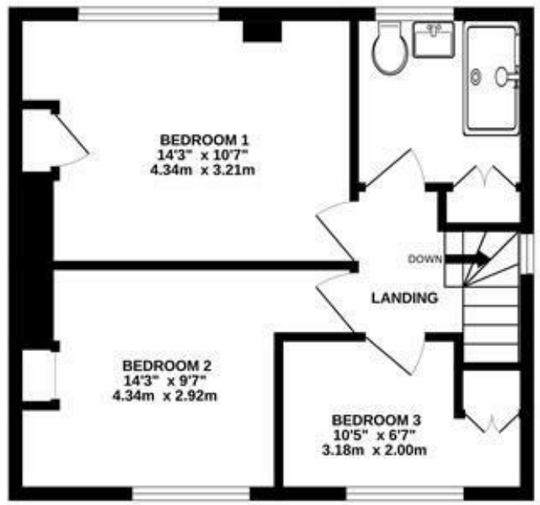
Additional information
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: D
EPC Rating:

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

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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