

















Bellclose Road, West Drayton, UB7 9DF

- Three bedrooms and two modern bathrooms
- Spacious dining room and conservatory extension
- Driveway for two vehicles
- Refitted kitchen with contemporary finishes throughout
- Private rear garden with patio seating area
- Close to shops, cafés and Elizabeth Line station

Guide Price £575,000

Description

Occupying a particularly desirable position along one of the more sought after sections of Bellclose Road, this beautifully presented three bedroom home offers well balanced accommodation arranged over two floors, complemented by a private rear garden, patio entertaining area and driveway for two vehicles.

The property has been thoughtfully improved by the current owners and is presented in excellent decorative order throughout. Recent enhancements include a contemporary fitted kitchen and the refurbishment of both bath/shower rooms, creating a home that is ready for immediate occupation.

Ideally positioned within easy reach of West Drayton's vibrant High Street, residents enjoy a wide selection of independent cafés, restaurants, supermarkets and everyday amenities, whilst the Elizabeth Line at West Drayton Station provides fast and convenient connections into Central London, Canary Wharf, Heathrow Airport and beyond.

The property offers an excellent balance of living and entertaining space, with a welcoming front reception room, a generous dining room leading through to the conservatory and a modern kitchen positioned at the heart of the home and downstairs toilet. The conservatory provides an attractive additional reception area and enjoys direct access onto the rear garden and patio, making it ideal for both family life and entertaining.

To the first floor are three bedrooms and two bath/shower rooms. The principal bedroom measures approximately 13'10" x 11'2" (4.22m x 3.41m) and has built in bespoke Hammonds cabinetry, whilst the second bedroom measures approximately 12'7" x 8'2" (3.83m x 2.50m). Bedroom three is ideal as a child's bedroom, nursery or home office and also includes bespoke Hammonds cabinetry. The two bath/shower rooms have both been updated by the current owners and are presented to a high standard. Throughout the bedrooms, kitchen, dining room and lounge are bespoke plantation blinds.

The rear garden features a paved patio seating area ideal for outdoor dining, with the remainder laid to lawn and enclosed by mature boundaries, providing a pleasant degree of privacy.

Location

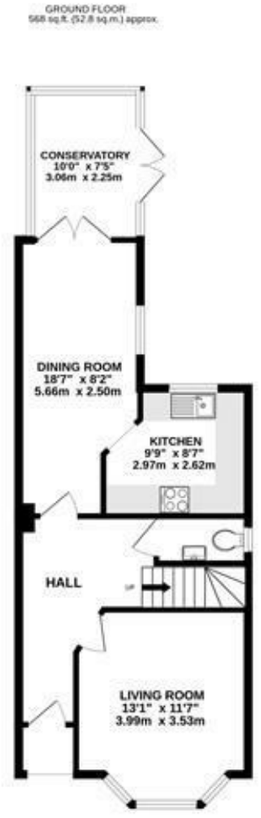
Bellclose Road is a well regarded residential location in West Drayton, offering excellent convenience for both commuters and families. A wide range of local amenities can be found nearby, including supermarkets, independent cafés, restaurants and everyday shopping facilities. West Drayton Station, served by the Elizabeth Line, provides fast and direct access to Paddington, Bond Street, Tottenham Court Road, Canary Wharf and Heathrow Airport, making it an ideal location for commuters. The area is also well placed for access to highly regarded local schools, recreational facilities and major road networks including the M4, M25 and A40. Combining convenience with a pleasant residential setting, Bellclose Road remains one of West Drayton's most popular locations.

Additional information

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

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 : 1057 sq.ft. (98.2 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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