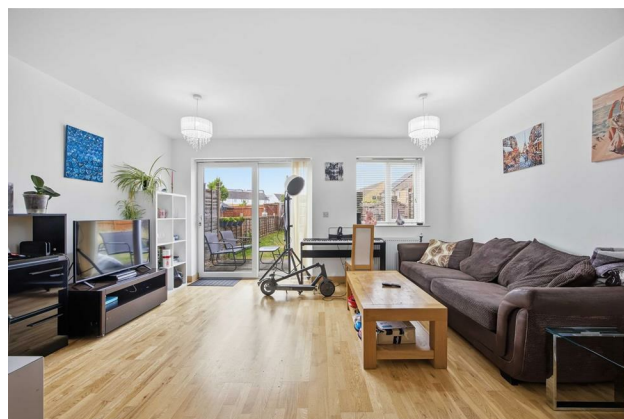




Evergreen Drive, West Drayton, UB7 9GQ

- Approximately 955 sq ft of accommodation
- Private rear garden with seating area
- Elizabeth Line and local amenities nearby
- Generous open plan reception and dining space
- Allocated parking bays provided

Guide Price £520,000

Description

Situated within the highly regarded Drayton Garden Village development, this attractive three bedroom terraced home offers well balanced accommodation extending to approximately 955 sq ft (88.7 sq m), arranged over two floors and presented in good decorative order throughout.

Designed with modern family living in mind, the property combines generous reception space with practical bedroom accommodation, complemented by a private rear garden and allocated parking bays.

The ground floor is centred around an impressive open plan living and dining room extending to over 19 ft in length, creating a wonderfully versatile space for both everyday living and entertaining. To the front of the house, the kitchen is fitted with a range of units and enjoys a pleasant outlook. A welcoming entrance hall provides access to a cloakroom/WC and staircase rising to the first floor.

Upstairs, the principal bedroom is a particularly generous double room and benefits from its own en suite shower room. There are two further bedrooms, one comfortable double and a third bedroom ideal as a nursery, guest room or home office. A family bathroom serves the remaining accommodation.

Externally, the property enjoys a private rear garden offering a low maintenance outdoor space for dining and relaxation. Allocated parking bays provide convenient off street parking.

Drayton Garden Village is a popular and well established residential development, known for its attractive surroundings, green open spaces and excellent connectivity. The property is well placed for local amenities, schools and transport links, making it an ideal home for families and professionals.

Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

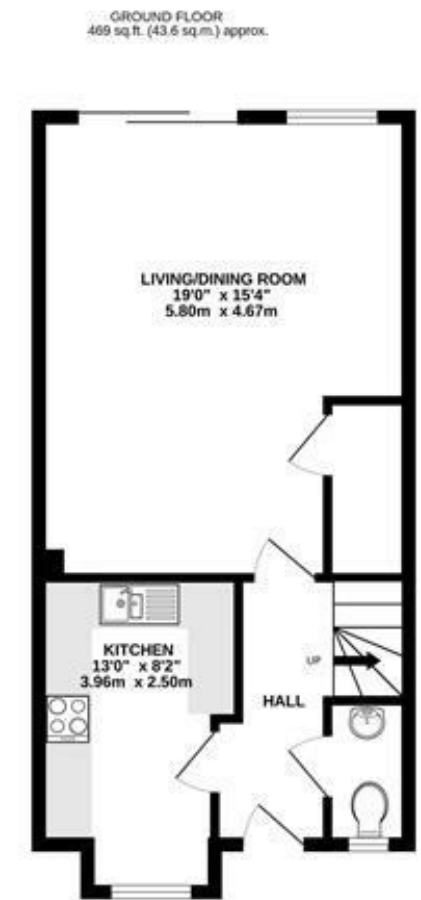
The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: E
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 : 955 sq.ft. (88.7 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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