



## Yew Avenue, Yiewsley, West Drayton, UB7 8PB

- Spacious semi detached house
- Open plan living space
- Conservatory
- Principal bedroom with en-suite
- Private driveway
- Three bedrooms
- Modern fitted kitchen
- Large rear garden
- Family bathrooms
- Off street parking

**Guide Price £520,000**

### Description

Providing well proportioned accommodation, with an attractive rear garden and off street parking.

### Accommodation

The property offers well-proportioned accommodation comprising, entrance hall with stairs to the first floor, and a large open-plan reception room with a front-aspect double-glazed bay window providing ample living and dining space. This leads into a modern fitted kitchen with a range of storage units and drawers, generous work surfaces with an inset hob, extractor hood, and electric oven, plus additional space for appliances. A rear-aspect double-glazed window and side door provide access to the garden, while double-glazed doors open from the reception area into a conservatory that overlooks and opens onto the rear garden.

To the first floor, there are three well-proportioned bedrooms, including an en-suite shower room to the second bedroom, and a family bathroom.

### Outside

There is a generous garden to the rear of the property with a variety of mature shrubs and trees.

There is an area of garden to the front and a private drive provides off street parking.

### Situation

West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

### Terms and notification of sale

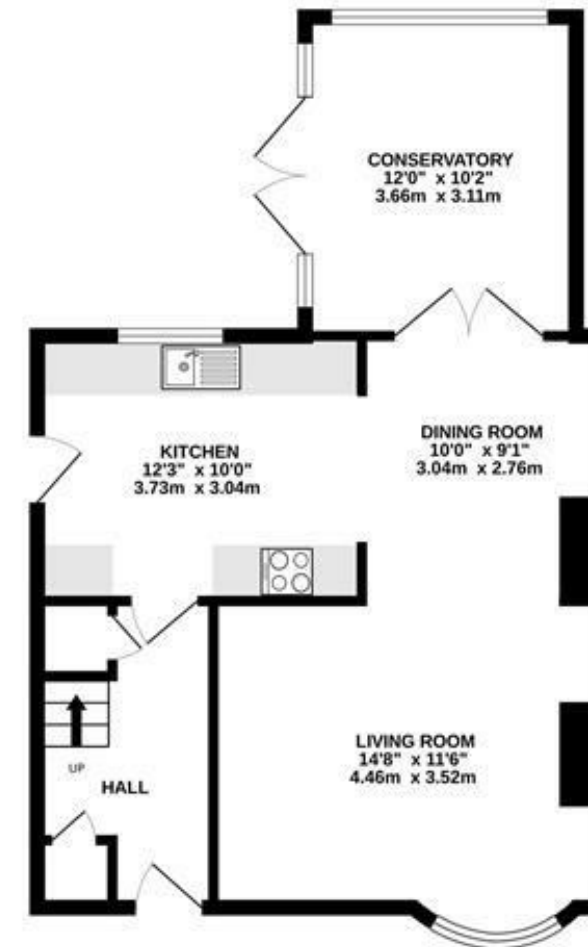
Tenure: Freehold

Local Authority: London Borough of Hillingdon

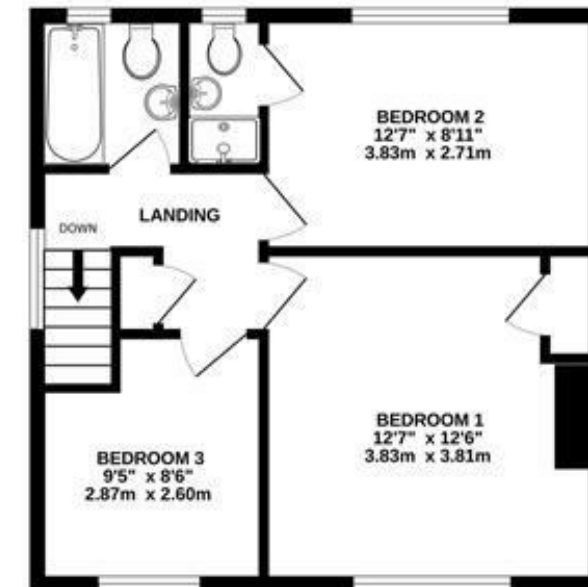
Council Tax Band: D

EPC Rating: D

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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### 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