

















Edgar Road, Yiewsley, West Drayton, UB7 8HN

- Beautifully refurbished Edwardian semi detached family home.
- Three well proportioned bedrooms and family bathroom.
- Excellent extension potential, subject to planning permission.
- Spacious 27ft open plan sitting and dining room.
- Generous rear garden with entertaining pavilion.
- Walking distance to Elizabeth Line station.

Guide Price £515,000

Description
Occupying a prime position on one of the area's most desirable residential roads, an opportunity to acquire this beautifully presented three bedroom Edwardian semi detached home, seamlessly combining period charm with contemporary living. Thoughtfully and tastefully refurbished by the current owners, the property has been finished to a stylish standard throughout.

The accommodation extends to approximately 1,087 sq. ft., offering bright, beautifully proportioned interiors arranged over two floors. The ground floor is centred around an impressive 27ft open plan sitting and dining room, an elegant space ideal for both everyday family life and entertaining, enhanced by a charming bay window and feature fireplace. To the rear, the stylish contemporary kitchen enjoys direct access to the garden, providing an excellent connection between the indoor and outdoor living spaces.

The first floor comprises three well proportioned bedrooms, including a generous principal bedroom, a spacious second double bedroom with fitted wardrobes, and a versatile third bedroom, perfectly suited as a child's bedroom, guest room or home office. These are served by a beautifully appointed family bathroom.

Externally, the property enjoys a truly outstanding rear garden. A covered outdoor entertaining area, whilst the substantial lawn beyond presents scope for further enlargement of the property, subject to the necessary planning permissions.

Edgar Road is regarded as one of the area's premier residential addresses, admired for its attractive character homes and established surroundings. An excellent range of independent cafés, restaurants, boutiques and everyday amenities are all within easy reach, whilst the nearby railway station provides fast and convenient connections into Central London via the Elizabeth Line, making this an ideal location for commuters.

This is a rare opportunity to acquire a tastefully refurbished Edwardian home in one of the area's most sought after locations, offering refined accommodation, exceptional outdoor space and excellent potential for future extension (subject to the necessary planning consents).

Edgar Road enjoys a highly regarded position within West Drayton, known for its attractive period homes and established residential setting. The property is conveniently located within easy reach of a variety of independent cafés, restaurants, supermarkets and everyday amenities, whilst nearby green spaces provide excellent opportunities for recreation. West Drayton railway station, served by the Elizabeth Line, offers fast and direct connections to Paddington, the West End, the City and Canary Wharf, making the area particularly appealing to commuters. The location also benefits from excellent road links via the M4, M25 and A40, with Heathrow Airport just a short drive away.

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

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

