



## The Green, West Drayton, UB7 7PN

- Unique period home
- Superb character features
- Versatile floorplan
- Contemporary interiors
- Overlooking The Green
- Grade II Listed
- Large L-shape garage
- Four bedrooms
- No onward chain
- Beautifully presented

**Asking Price £725,000**

### Description

This charming Grade II listed property enjoys an enviable position overlooking The Green in West Drayton. Behind its historic façade, the home offers beautifully designed contemporary interiors that sit seamlessly alongside an array of preserved period features. The accommodation is thoughtfully arranged, with generously proportioned rooms, modern finishes, and characterful details throughout. Its outlook across The Green provides a tranquil, picturesque setting while remaining conveniently close to local amenities and transport links.

### Accommodation

Offering well-appointed accommodation throughout, the property briefly comprises an inviting entrance hall with tiled flooring, built-in storage and a ground-floor WC. The impressive open-plan kitchen/living area features an extensive range of storage units and drawers, solid wood work surfaces and a selection of integrated appliances including an AEG oven, dishwasher and freezer. A separate lounge provides an additional reception space, while a versatile ground-floor bedroom 4/study and an inner lobby with direct access to the rear garden. To the first floor, the landing includes built-in storage and leads to the bedrooms. The spacious primary bedroom benefits from fitted wardrobes, eaves storage and a private en-suite WC. Bedroom Two is another generous double, also featuring fitted wardrobes, a study/walk-in wardrobe area and eaves storage. Bedroom Three is a well-proportioned single room with access to the loft. The family bathroom is fitted with an enclosed bath with shower over, vanity wash basin and WC, complemented by tiled flooring and partly tiled walls.

### Outside

There is a private enclosed courtyard garden providing an ideal entertaining space. A large L-shape garage that offers the possibility of conversion (subject to planning permission) has vehicular access from Church Road.

The Green operates residents permit parking, with up to 5 resident permits available.

### Situation

Positioned within the sought after location of The Green in West Drayton offering all the benefits of being situated close to West Drayton High Street and West Drayton Elizabeth Line station, with direct train links to the West End, the City and Canary Wharf. whilst enjoying this idyllic setting. There is easy access to Heathrow and Stockley Business Park, and excellent road communications with the M4, M40 and M25 in close proximity.

Southlands Arts Centre is a short walk away and the new Platinum Jubilee leisure centre which is due to open shortly is also nearby.

### Terms and notification of sale

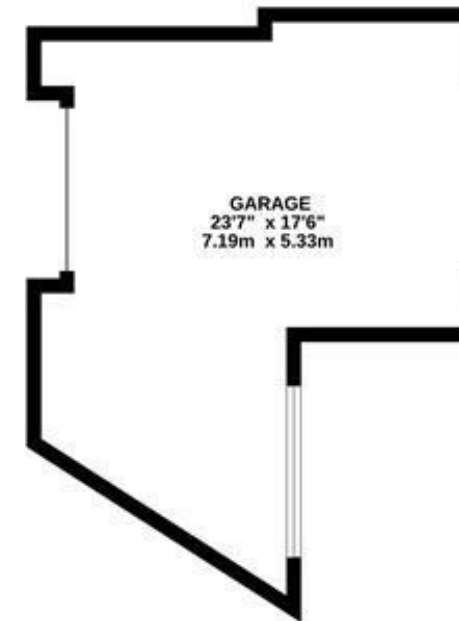
Tenure: Freehold

Local Authority: London Borough of Hillingdon

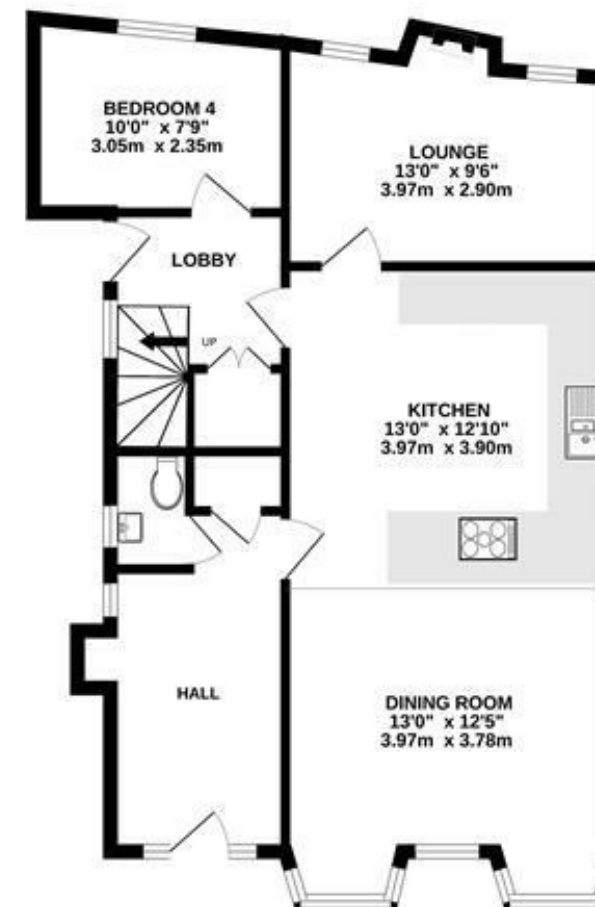
Council Tax: E

EPC Rating: C

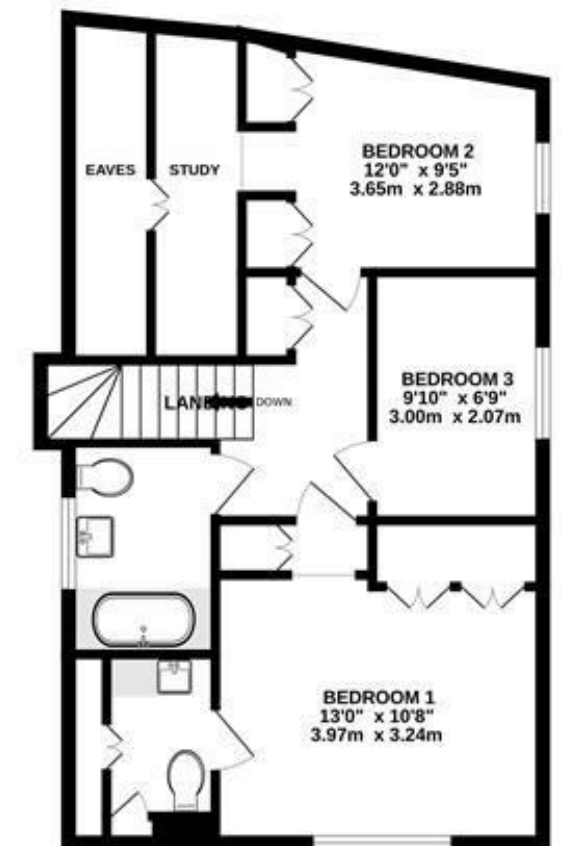
OUTBUILDING  
284 sq.ft. (26.3 sq.m.) approx.



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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