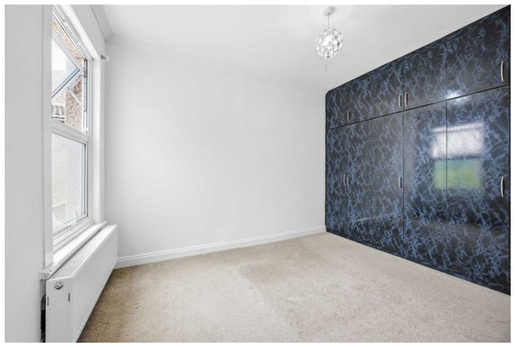
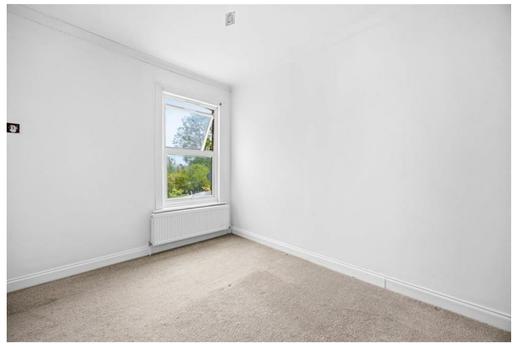



Otterfield Road, Yiewsley, West Drayton, UB7 8PF

- Three bedroom semi detached home arranged over two floors
- Large rear garden with useful outbuilding to the rear
- Separate living and dining rooms with flexible living space
- Offered for sale with vacant possession and no onward chain
- Off street parking to the front of the property
- Close to local amenities and the Elizabeth Line at West Drayton Station

Guide Price £485,000

Description
A well presented three bedroom semi detached home offering balanced family accommodation across two floors, complemented by a generous rear garden, off street parking and vacant possession. Situated on a well established residential road in West Drayton, the property is conveniently positioned for local amenities, schools and excellent transport connections including the Elizabeth Line.

Accommodation
The ground floor provides a practical and well proportioned layout, with a bright front reception room featuring a bay window, leading through to a separate dining room overlooking the rear garden. The kitchen is positioned to the rear of the house and offers direct access outside. A guest cloakroom/WC completes the ground floor accommodation.

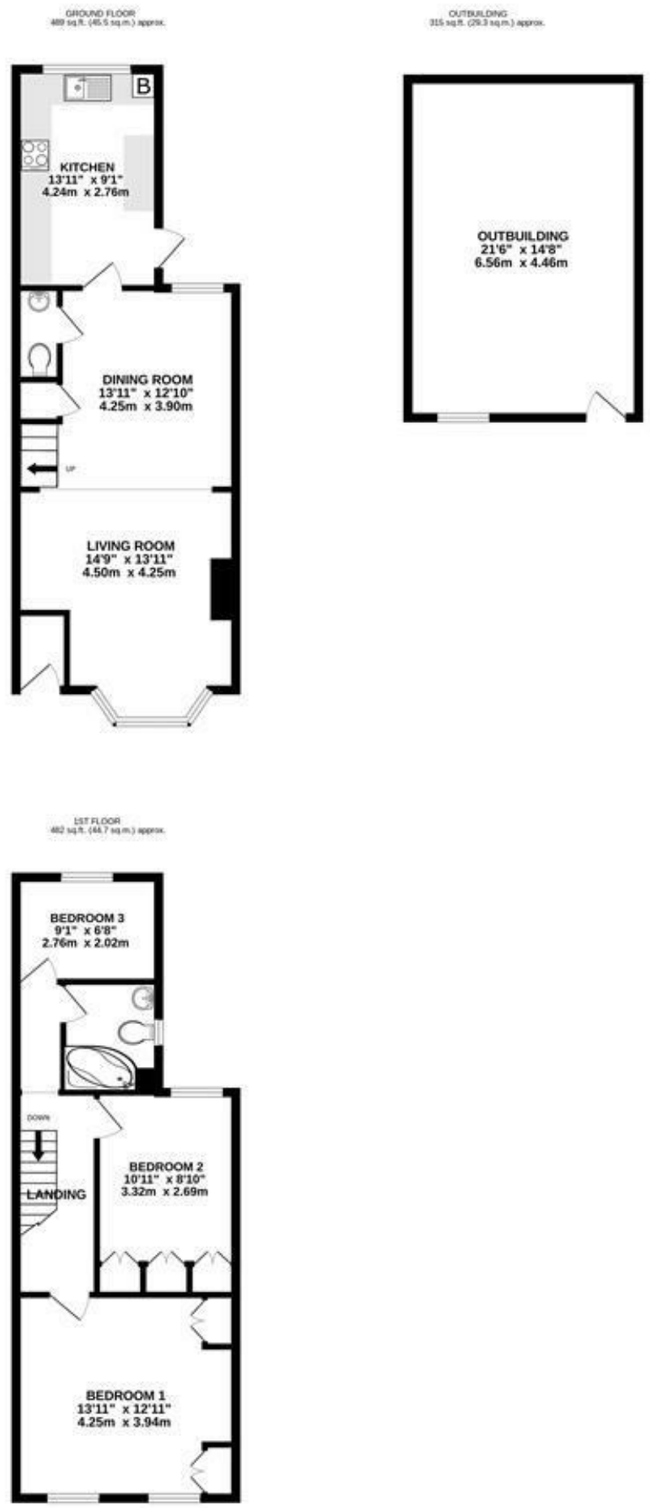
To the first floor are three bedrooms and a family bathroom. The principal bedroom spans the full width of the front of the house, while the second bedroom benefits from fitted storage. The third bedroom would suit a childrens room, study or nursery.

Externally, the property enjoys a particularly good sized rear garden with an outbuilding providing useful additional storage or workshop space. To the front, there is off street parking.

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: D
EPC Rating: D



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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