

Heathcote Way

West Drayton • Middlesex • UB7 7RD

Guide Price: £220,000



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A spacious and well-laid-out two-bedroom first floor maisonette with its own private entrance and a generous rear garden.

The property offers a bright reception room with space for living and dining, two good-sized bedrooms, and a family bathroom. There is excellent storage throughout and plenty of scope to personalise.

Conveniently located in a residential area close to local amenities and within easy reach of the Elizabeth Line, providing fast connections into Central London and beyond. Ideal for first-time buyers or investors. Early viewing recommended.

Cash buyers only

Two bedroom

No chain

Close to station (Elizabeth Line)

Ideal for first time buyers

Two allocated parking spaces

First floor

547 sqft.

15ft Living room

Council Tax Band - C

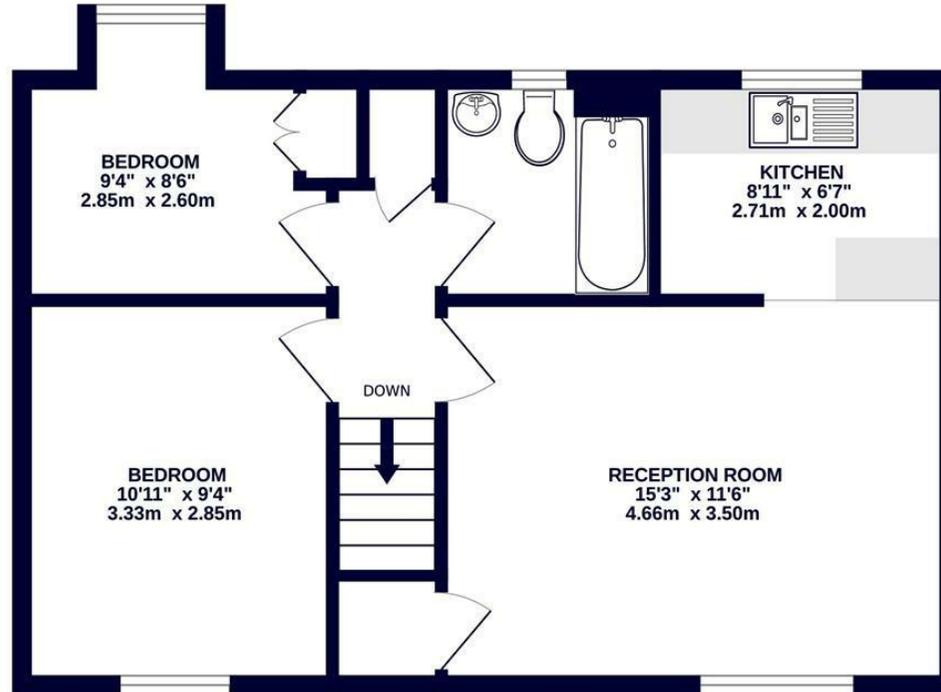
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR
38 sq.ft. (3.5 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



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TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	77	77
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		
England & Wales		03 December 2022/01/2023	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.