

Mill Road, West Drayton, UB7 7EQ

- Three double bedrooms
- Two bathrooms
- Open plan reception room
- Extended kitchen breakfast room
- Detached garage
- Laid out over three levels
- Well proportioned accommodation
- Sought after location

Asking Price £525,000

Description

This deceptively spacious property offers three double bedrooms, two bathrooms, a generously sized open-plan reception room, and an extended kitchen/breakfast room. The home also benefits from a detached garage located at the rear of the property.

Accommodation

The property offers well-proportioned accommodation laid out over three spacious levels comprising, entrance porch, 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 an extended kitchen breakfast room with a range of storage units and drawers, generous work surfaces, space for a freestanding oven, with extractor hood above, plus additional space for appliances. There is a recently renewed wall mounted boiler, rear-aspect double-glazed windows and door providing access to the rear garden.

To the first floor, there are two well-proportioned double bedrooms with built in wardrobes, including an en-suite shower room to the primary bedroom, and a separate family bathroom.

To the second floor there is a further double bedroom also with built in wardrobes.

Outside

There is a paved garden to the rear of the property and a detached garage with space to park in front of the garage that is accessed from a rear service road.

To the front there is a paved garden with a variety of mature shrubs and rose bushes.

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

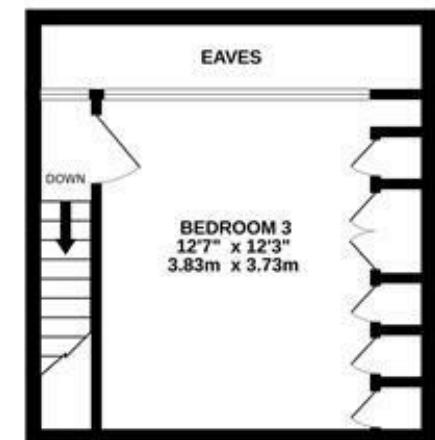
Council Tax Band: E

EPC Rating: TBC

OUTBUILDING
207 sq.ft. (19.2 sq.m.) approx.



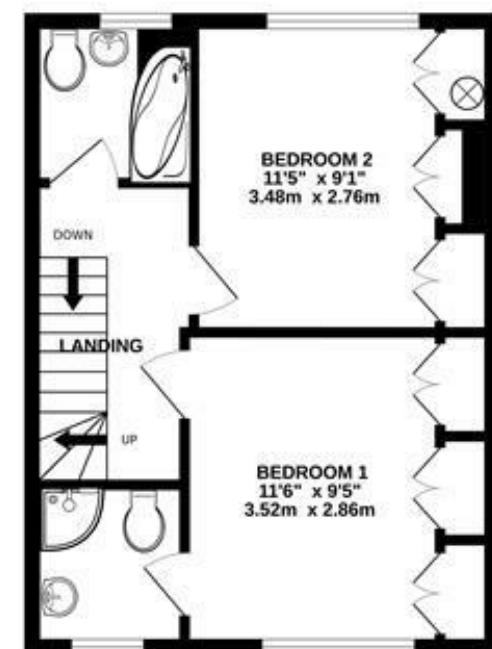
2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



GROUND FLOOR
534 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



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.

TOTAL FLOOR AREA : 1344 sq.ft. (124.9 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.