



Maxwell Road, West Drayton, UB7 9HW
£650,000



We are pleased to present to the market this five bedroom semi-detached family home, ideally located on the sought-after Maxwell Road in West Drayton. Offering generous living space, modern interiors, and a convenient location, this property is perfect for growing families. The ground floor features a bright and airy reception room leading to a dining room and a modern fitted kitchen with ample storage. There is a separate family room and the added of bonus of a conservatory featuring a downstairs wc. Upstairs, the home offers five well-proportioned bedrooms, providing flexibility for family members, guests, or a home office setup. The property also includes two stylish bathrooms, thoughtfully designed with contemporary fixtures and finishes. Additional benefits include off-street parking, gas central heating, and double glazing throughout.

Situated just moments from West Drayton Station (Elizabeth Line), local shops, schools, and parks, this home combines comfort and convenience in a highly desirable location. With excellent transport links into Central London, Heathrow Airport, and the M4/M25 motorways, this is an exceptional opportunity not to be missed.



ENTRANCE PORCH

Dual aspect double glazed windows, front aspect double glazed entrance door, tiled flooring, door to:

LIVING ROOM

Front aspect double glazed window, stairs to first floor landing, radiator, wall mounted radiator, feature fireplace, cupboard housing electric meter, coved ceiling, hard wood flooring, stairs to first floor, door to family room, leading to:

DINING AREA

Storage cupboard housing gas meter, wall mounted radiator, tiled flooring, down lighting, granite marble island, space for fridge freezer, double doors to conservatory, leading to:

KITCHEN

Dual aspect double glazed window, a range of marble granite base and eye level units, integrated oven and microwave, tiled flooring, inset stainless steel sink with drainer, four ring gas hob with extractor hood, down lighting.

CONSERVATORY

Rear aspect double glazed windows, rear aspect double glazed door to garden, door to:

DOWNSTARS CLOAKROOM

Low level WC, vanity enclosed wash hand basin, rear aspect double glazed frosted window.

FAMILY ROOM

Front aspect double glazed window, radiator, coved ceiling.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, loft access, doors to:

BEDROOM ONE

Front aspect double glazed window, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed window, radiator.

BEDROOM FOUR

Front aspect double glazed window, radiator.

BEDROOM FIVE

Rear aspect double glazed window, radiator.

SHOWER ROOM

Heated towel rail, tiled flooring, tiled walls, low level WC, pedestal wash hand basin, shower cubicle with power shower attachment.

BATHROOM

Low level WC, pedestal wash hand basin, shower cubicle with shower and mixer taps, wall mounted boiler, heated towel rail.

FRONT

Off street parking.

REAR GARDEN

Main lay to patio, brick enclosed fencing.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

West Drayton (0.8 Miles) - Elizabeth Line
Hayes & Harlington (1.5 Miles) - Elizabeth Line



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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