



## Edgar Road, Yiewsley, West Drayton, UB7 8HN

- Three bedroom house
- In need of modernisation
- Sought after location
- Gas central heating
- Potential to extend STPP
- Semi detached
- No upper chain
- Two reception rooms
- Off street parking
- Shared driveway

**Asking Price £425,000**

Cameron Estate Agents  
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**Description**

This well proportioned, traditional three-bedroom home is offered for sale with no onward chain

**Accommodation**

Providing accommodation that briefly comprises of: entrance hall, front reception room with bay window and fireplace, dining room with fireplace and rear aspect window overlooking the rear garden, the kitchen consists of a range of base and eye level units, ample work surfaces with an inset sink and inset gas hob with electric oven below above, there is space for appliances, a rear aspect window overlooking the rear garden and a door opening onto the rear garden.

To the first floor there are three well proportioned bedrooms and bathroom.

**Outside**

There is a large rear garden with a detached garage and outbuilding that is in need of attention.

To the front there is a block paved area providing off street parking and a shared driveway.

**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

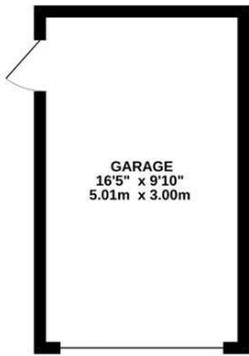
Council Tax Band: D

Current EPC Rating: D

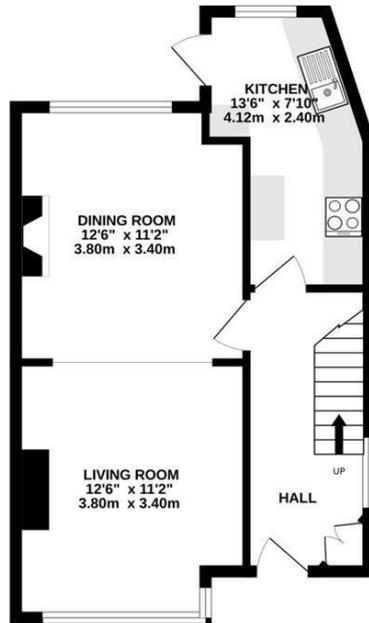
**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 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 contract

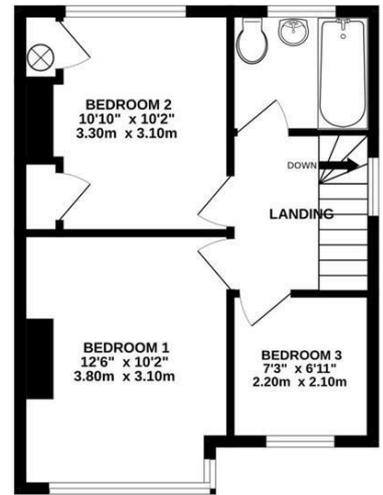
OUTBUILDING  
162 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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