Pippins Close

Middlesex • • UB7 7XH

Offers In Excess Of: £300,000

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Middlesex • • UB7 7XH

Offered to the market with the advantage of no further chain and found in this popular location just moments from The Green, is this freehold one bedroom starter home. The property is presented in fantastic decorative order and would be an ideal first time/investment buy.

No chain

Freehold

One bedroom starter home

13ft Living room

Fantastic condition

11ft bedroom with fitted wardrobe

Private garden

Allocated parking

Popular location

0.5 miles from West Drayton station

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.

Property
Boasting 400 sq.ft of living accomodation, this briefly consists of a 13ft living room with bay window, that leads through to the modern 9ft fitted kitchen. To the first floor is the spacious 11ft bedroom with fitted wardrobe and bathroom suite. There is the convenience of a large loft space, great for storage.

Outside
The property enjoys a spacious wrap around, private garden. This is mainly laid to lawn with a storage shed. There is also an allocated parking space for one car.

Location
Pippins Close is a highly popular & rarely available cul-de-sac located within the conservation area still within a short walk of West Drayton High Street with its variety of independent shops, doctors surgery, local schools and West Drayton train station (Elizabeth Line). Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.

Schools:

St Catherine Catholic Primary School 0.2 miles
Laurel Lane Primary School 0.3 miles
West Drayton Academy 0.3 miles

Train:

West Drayton 0.5 miles
Iver 1.5 miles
Hayes & Harlington 2.3 miles

Car:

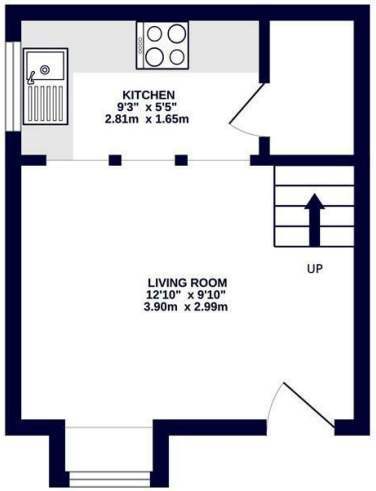
M4, A40, M25, M40

Council Tax Band:

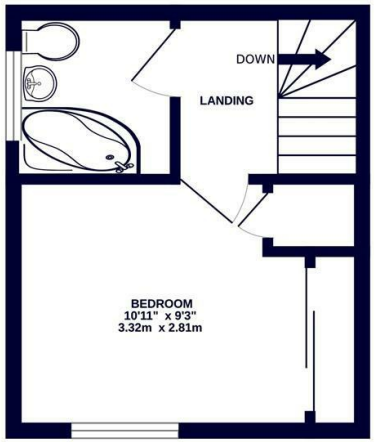
C

(Distances are straight line measurements from centre of postcode)

GROUND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



1ST FLOOR
196 sq.ft. (18.2 sq.m.) approx.



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TOTAL FLOOR AREA : 399 sq.ft. (37.0 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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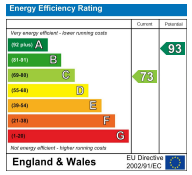

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection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