



## Beech Close, West Drayton, UB7 9LQ

- Quiet cul de sac setting on Beech Close
- Three bedroom semi detached home extending to approx. 947 sq ft
- Driveway providing off street parking for two or more cars
- Scope to extend and reconfigure (subject to planning permission)
- Vacant and offering an excellent opportunity to modernise
- Close to the Elizabeth Line and a range of other transport links

**Guide Price £490,000**

### Description

Positioned in a residential cul de sac, this three bedroom semi detached home offers well balanced accommodation and an excellent opportunity to update and extend, subject to the usual planning consents.

### Accommodation

The house is arranged over two floors and extends to approximately 947 sq ft. On the ground floor, a generous living/dining room runs the full depth of the property, with a bay window to the front and ample space for both seating and a dining area. The kitchen sits to the rear and is well proportioned, with clear potential to reconfigure or open out, depending on preference. A central hallway and ground floor WC complete the layout.

Upstairs, there are three bedrooms. The principal bedroom is particularly spacious, with a second comfortable double bedroom and a third room that would work equally well as a child's bedroom or study. A family bathroom serves this floor.

The property is set back from the road with a private driveway providing off street parking for two or more cars. The plot offers scope for extension, whether to the rear or into the loft, allowing an incoming purchaser to create a larger family home if required (subject to planning permission).

### Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

### Additional information

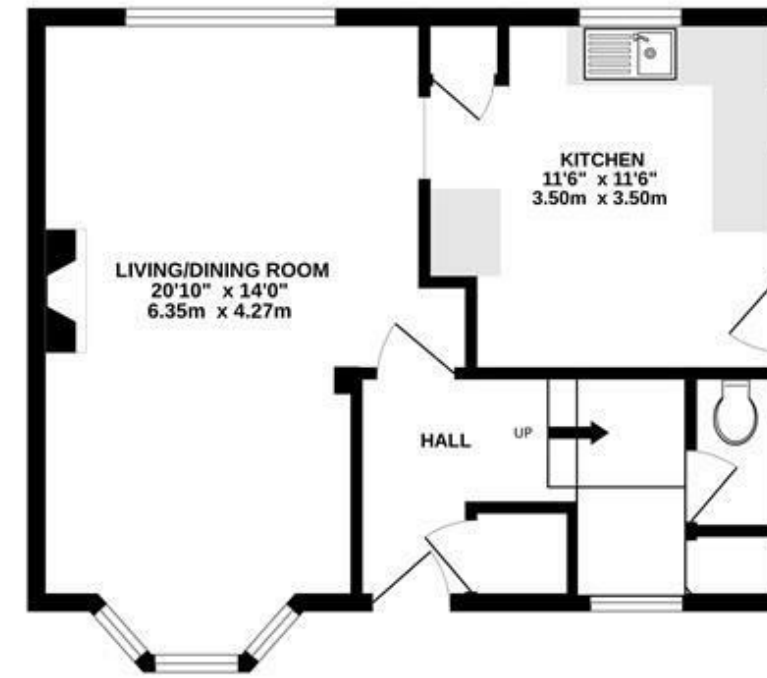
Tenure: Freehold

Local Authority: London Borough of Hillingdon

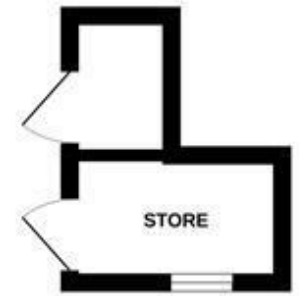
Council Tax: D

EPC Rating: E

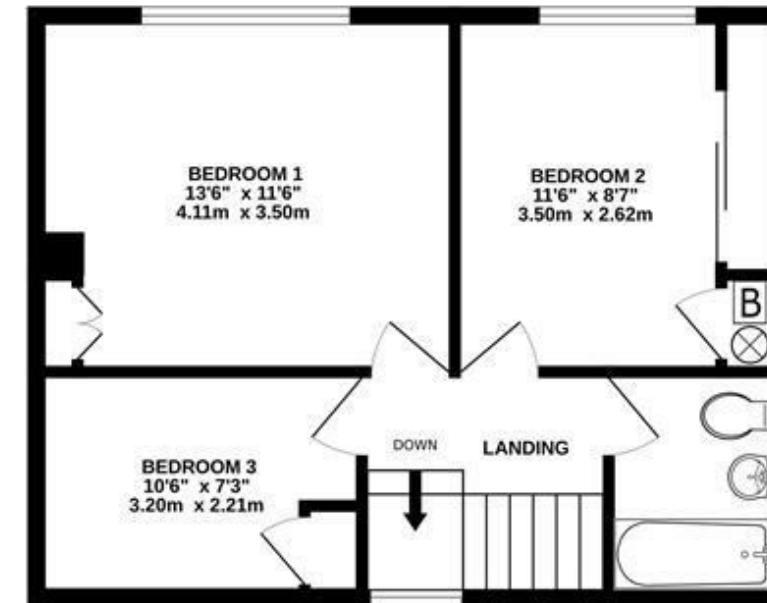
GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



OUTBUILDING  
43 sq.ft. (4.0 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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

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