



FOR SALE • MID-TERRACE HOUSE

Keats Way

West Drayton, Middlesex, UB7 9DR

OFFERS IN REGION OF

£474,950



3

BEDROOMS

1

BATHROOM

910

SQ FT

Mid-Terrace

PROPERTY TYPE

The Property

KEATS WAY, WEST DRAYTON · UB7 9DR

Now reduced to £474,950 — Hiltons Estates are pleased to present this three-bedroom mid-terraced home offering approximately 910 sq ft of well-proportioned accommodation, situated in a popular residential location in West Drayton.

The ground floor comprises a spacious living room, a separate dining area, and a fitted kitchen. The first floor features three bedrooms, a family bathroom and a separate WC.

Outside, the property benefits from a private rear garden, with further parking available to the rear.

Perfectly positioned for West Drayton Station and the Elizabeth line, offering fast connections to London Paddington, central London and Heathrow Airport, with local shops, schools, parks and amenities all within easy reach, and excellent access to the M4, M25 and wider road network. Early viewing is highly recommended.

KEY FEATURES

- Three Bedroom Mid-Terrace House
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom & Separate WC
- Private Rear Garden
- Further Parking To The Rear
- Close To West Drayton Station & Elizabeth Line
- Excellent Access To M4, M25 & Heathrow



LIVING ROOM



DINING AREA



KITCHEN



KITCHEN — ALTERNATE VIEW

Bedrooms & Bathroom

KEATS WAY, WEST DRAYTON · UB7 9DR



BEDROOM ONE



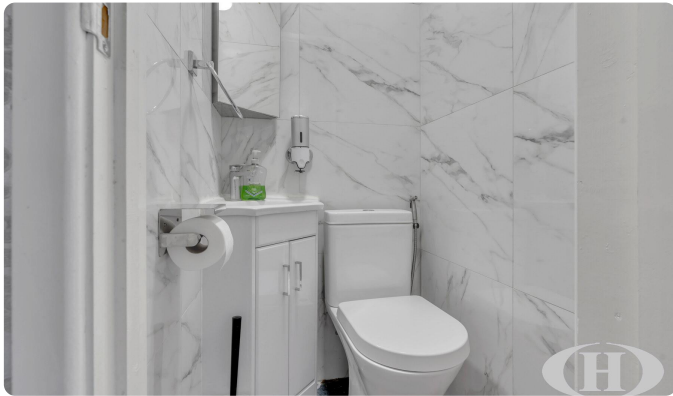
BEDROOM TWO



BEDROOM THREE



BATHROOM



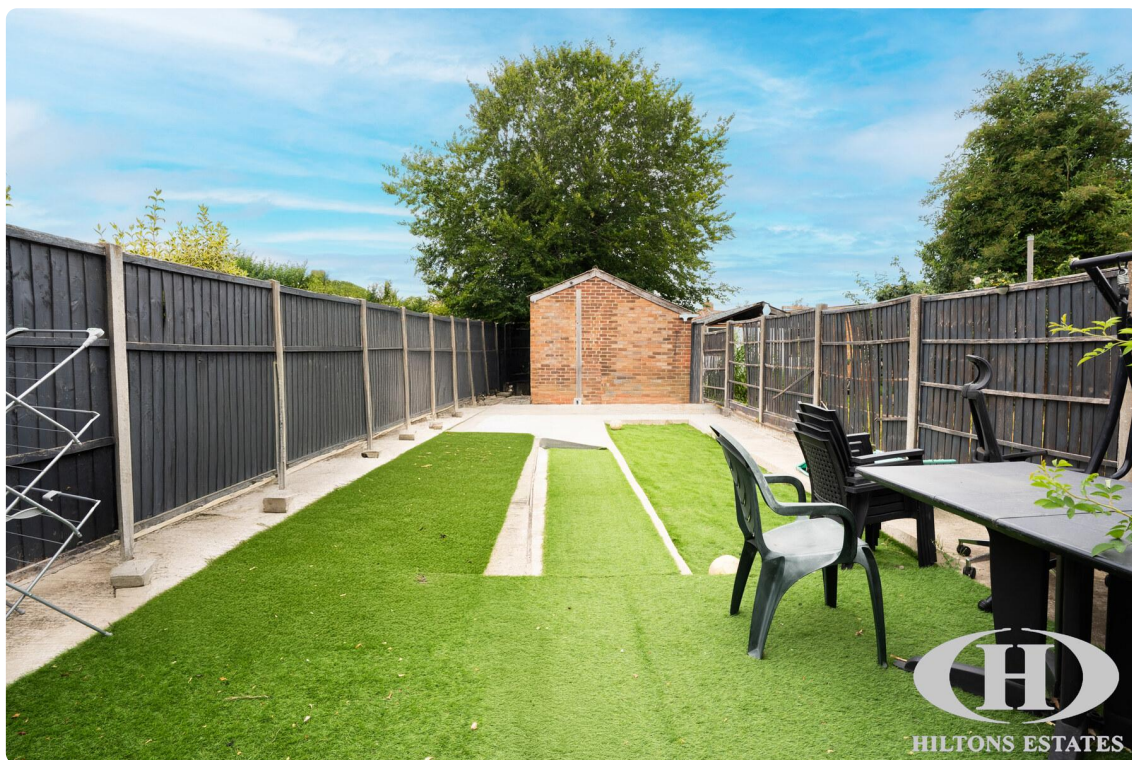
WC



LANDING

Garden

KEATS WAY, WEST DRAYTON · UB7 9DR



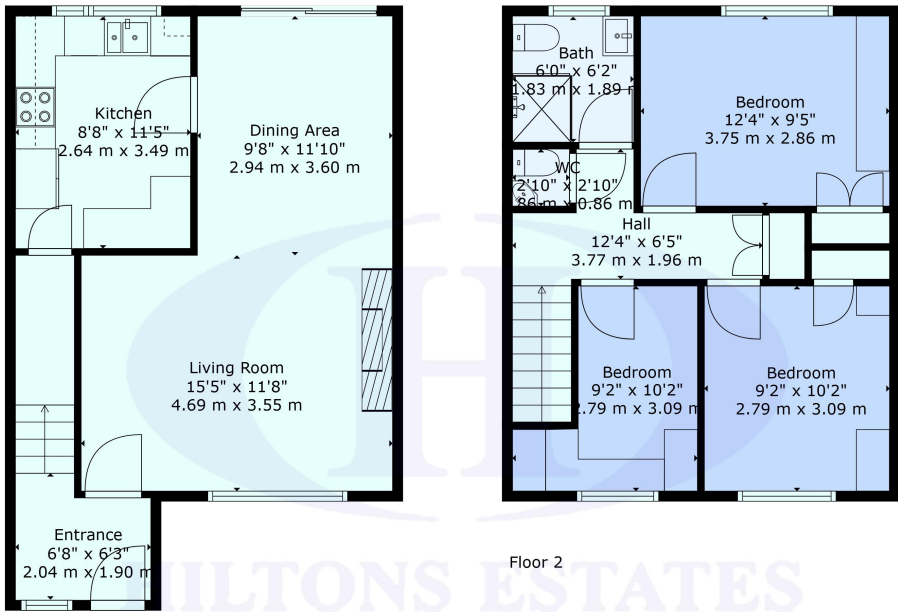
REAR GARDEN



GARDEN — ALTERNATE VIEW

Floor Plan & Dimensions

KEATS WAY · APPROX. 910 SQ FT



Floor 1

Floor 2



TOTAL: 910 sq. ft, 85 m2
FLOOR 1: 473 sq. ft, 44 m2, FLOOR 2: 437 sq. ft, 41 m2

Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And

Ground & first floor · not to scale

ROOM DIMENSIONS

GROUND FLOOR

Kitchen	8'8" x 11'5"
Dining Area	9'8" x 11'10"
Living Room	15'5" x 11'8"
Entrance	6'8" x 6'3"

FIRST FLOOR

Bedroom One	12'4" x 9'5"
Bedroom Two	9'2" x 10'2"
Bedroom Three	9'2" x 10'2"
Bathroom	6'0" x 6'2"
WC	2'10" x 2'10"

Ground Floor	473 sq ft / 44 m2
First Floor	437 sq ft / 41 m2
Total	910 sq ft / 85 m2

Further Information

KEATS WAY, WEST DRAYTON · UB7 9DR



FRONT ELEVATION

KEY INFORMATION

Accommodation Living room · dining area · fitted kitchen · three bedrooms · family bathroom · separate WC

Floor Area approx. 910 sq ft / 85 m² — ground floor 473 sq ft, first floor 437 sq ft · **Type** Mid-terrace house · **EPC** Current 79 (C), Potential 90 (B)

Outside Private rear garden, with further parking available to the rear. Tenure to be confirmed and verified by your solicitor.

Arrange a Viewing

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www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.