

















Money Lane, West Drayton, UB7 7NX

- Beautifully renovated two bedroom mid terrace home
- Impressive 23ft open plan living and dining room
- Private courtyard garden with attractive bi-folding doors
- Forming part of the historic Frays Hall
- Contemporary fitted kitchen with high specification finishes
- Private parking space and convenient Elizabeth Line access

Guide Price £425,000

Description
Forming part of the distinctive Frays Hall, this charming two bedroom mid terrace home has been comprehensively renovated by the current owners, combining the character of its period setting with an exceptional standard of contemporary finish. The property enjoys a tucked away position, with its own entrance approached via a pathway to the side of the building, together with a private south facing courtyard garden and off street parking.

The accommodation is arranged over two floors and has been thoughtfully finished throughout. The ground floor features an impressive 23ft open plan living and dining room, with attractive wood flooring, recessed lighting and a staircase rising to the first floor. Full width bi-folding doors open directly onto the courtyard garden, allowing natural light to fill the room and creating an excellent connection between the internal and external spaces.

The newly fitted kitchen has been finished to a particularly high standard, featuring contemporary cabinetry, stone worktops, integrated appliances, elegant brass fittings and marble effect splashbacks, complemented by subtle under cabinet lighting.

Upstairs, the first floor provides two well proportioned bedrooms, both finished in a neutral colour palette with newly fitted carpeting. The accommodation is completed by a beautifully appointed family bathroom, featuring contemporary sanitaryware, a bath with shower and carefully selected tiling and fittings.

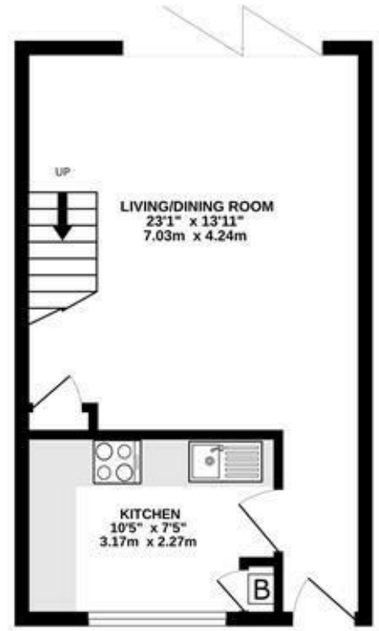
Outside, the private south facing courtyard provides a secluded, low maintenance space, attractively finished with block paving, timber screening and established potted planting. The property also benefits from a private off street parking space.

Frays Hall occupies a desirable position on Money Lane, close to the historic West Drayton Green and within walking distance of the High Street, local amenities and West Drayton station, which provides Elizabeth Line services into Central London. Heathrow Airport, Stockley Park and the M4 and M25 motorway networks are also conveniently accessible.

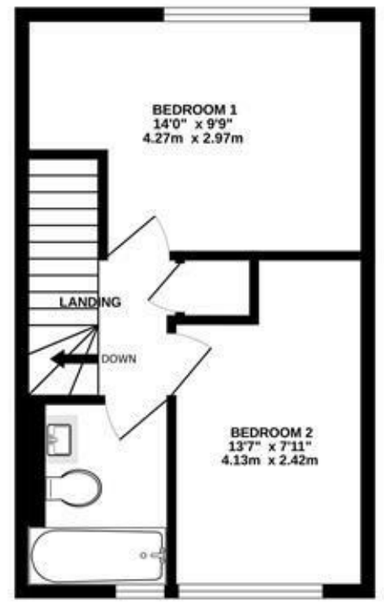
Additional information
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: D
EPC Rating: C

IMPORTANT NOTICE
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. 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 contracts

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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