



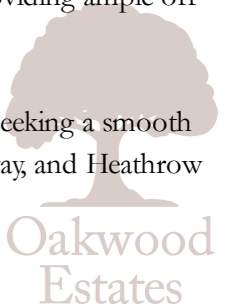
Oakwood Estates are delighted to present this extended four/five-bedroom semi-detached family home, offering generous and versatile accommodation throughout. Thoughtfully arranged to suit modern living, the property features two/three well-proportioned reception rooms, providing flexible space for a formal living room, dining area, family room, or home office.

The ground floor offers a welcoming entrance hallway leading to a spacious main reception room, ideal for relaxing and entertaining. The additional reception room provides adaptable space to suit a growing family's needs, either as a fifth bedroom or a study, depending on requirements. A shower Room. The kitchen is well-appointed with ample storage and worktop space, with scope for further personalisation if desired.

Upstairs, the property comprises four well-sized bedrooms. The principal bedroom benefits from generous proportions, and the remaining bedrooms are ideal for children, guests, or home working. A family bathroom, offering convenience for larger families.

Externally, the property boasts a private South-West facing rear garden, perfect for enjoying afternoon and evening sun, outdoor dining, and family activities. To the front, there is driveway parking for up to three vehicles, providing ample off-street parking.

Offered to the market with no onward chain, this home presents an excellent opportunity for buyers seeking a smooth transaction. Ideally located close to reputable local schools, convenient commuter links, the M4 motorway, and Heathrow Airport, the property combines spacious family living with excellent connectivity.



## Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN
-  TWO/THREE RECEPTIONS
-  DRIVEWAY PARKING
-  CLOSE TO SCHOOLS
-  COUNCIL TAX BAND D (£1,952 P/YR)
-  FOUR/FIVE BEDROOMS
-  TWO BATHROOMS
-  SOUTH - WEST FACING GARDEN
-  GOOD TRANSPORT LINKS

					
x5	x2	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Tenure

Freehold Property

### Council Tax Band

D (£1,952 p/yr)

### Plot/Land Area

0.07 Acres (301.00 Sq.M.)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultra Fast

### Schools

The property is ideally located close to a wide range of schools, including Cherry Lane Primary School, Wings School Notts, High Peak School, West Drayton Academy, Laurel Lane Primary School, St Martin's Church of England Primary School, Heathrow Primary School, Lady Nafisa Independent Secondary School for Girls, Wings School, and St Catherine Catholic Primary School, providing excellent options for families of all ages.

### Transport

The property benefits from excellent transport connections, being close to West Drayton Station, Hayes & Harlington Station, and just a short distance from London Heathrow Airport. There is also a variety of local bus services, and you are just a short drive from the M4 motorway, making commuting and travel straightforward.

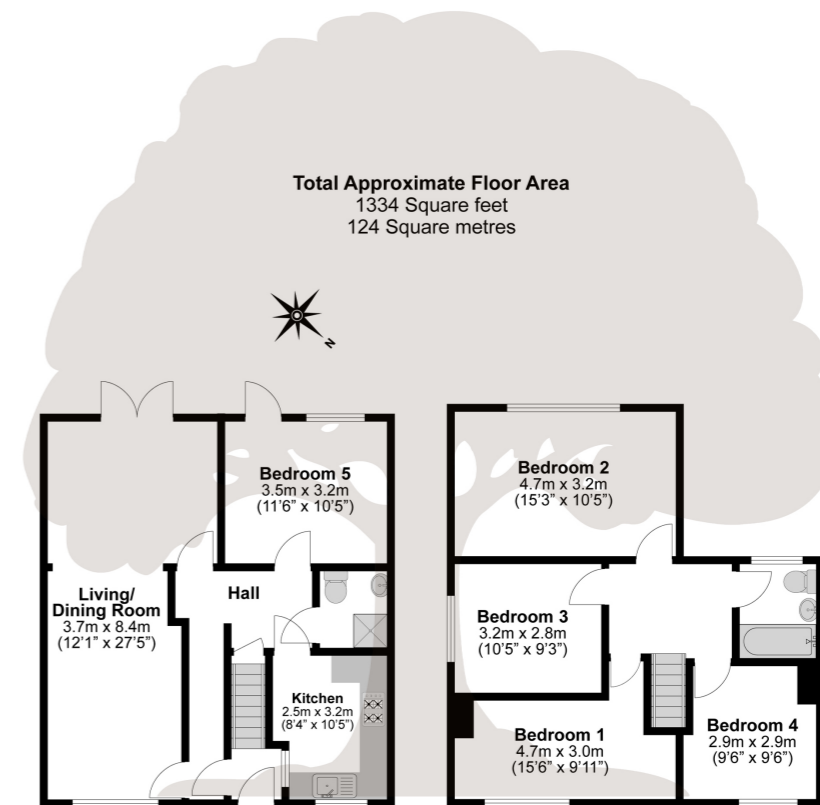
### Area

West Drayton is a suburban town in the London Borough of Hillingdon, approximately 15 miles west of Central London, offering a harmonious balance of peaceful living and easy access to city amenities. The area features a diverse mix of housing, from charming Victorian and Edwardian homes around The Green to modern developments like Drayton Garden Village, catering to a variety of lifestyles. Well-connected transport links include West Drayton Station on the Elizabeth Line, Hayes & Harlington Station, and convenient access to the M4 motorway and Heathrow Airport, making commuting straightforward. Residents can enjoy green spaces such as the Colne Valley Regional Park and The Closes public park, while local shops, supermarkets, and dining options provide everyday convenience. The town also has a vibrant community with cultural offerings at the Southlands Arts Centre and activities at the Yiewsley and West Drayton Community Centre, making it an appealing choice for families and professionals alike.

### Council Tax

Band D

## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

