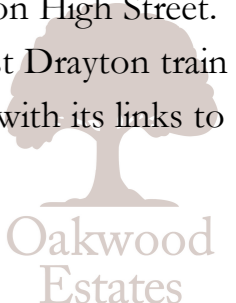


Nestled in a premier family enclave in West Drayton, this three-bedroom two-bathroom tunnel terrace boasts a wonderfully inviting ambience for the growing family. An outhouse with usable room (currently being used as a gym) with en-suite shower room and 19ft storage room has recently been built to the rear of the garden. While the main residence after having been extended offers a harmonious blend of modern convenience against a generous floorplan.

Downstairs the ground floor boasts a seamlessly combined living and dining area, providing an open and inviting space for family gatherings and entertaining guests. While at the heart of the home, the 15ft modern kitchen is a chef's delight. Fitted with granite work surfaces and ample storage, it provides a stylish and functional space for culinary adventures.

Acacia Avenue is a residential road located just a short distance from West Drayton High Street. There is a variety of independent shops, doctors surgery, primary schools and West Drayton train station (Crossrail). Heathrow Airport, Stockley Park and for the motorist the M4 with its links to London & the home counties are all close by.



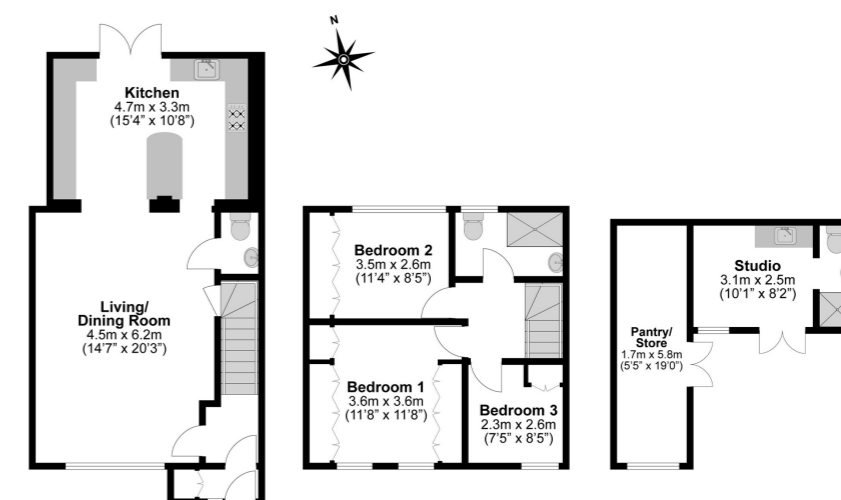
## Property Information

-  COUNCIL TAX - BAND D (1760.00 P/YR)
-  THREE BEDROOMS
-  SEPARATE DOWNSTAIRS WC
-  15FT KITCHEN WITH GRANITE WORK SURFACES
-  OFF ROAD PARKING FOR 4 CARS
-  FREEHOLD
-  TWO BATHROOMS
-  OUTHOUSE WITH USABLE ROOM & ENSUITE SHOWER ROOM
-  TUNNEL TERRACED PROPERTY
-  GOOD CONDITION THROUGHOUT

					
x3	x2	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

Total Approximate Floor Area  
1334 Square feet  
124 Square metres



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.

### INTERNAL

The main front opens into a storm porch housing a storage cupboard providing hanging space, a front door leads into a hallway with stairs leading up to first floor and door to an open plan 20ft living and dining room. There is a downstairs cloakroom and both a doorway and archway to a generous sized 15ft kitchen with granite work surfaces and ample cupboards. The first floor landing provides access to a three piece shower room, bedroom one has a range of fitted wardrobes and is floodlit from two windows to front aspect, bedroom two also has fitted wardrobes and a large window to rear aspect, while bedroom three has a small wardrobe and window to front aspect.

**OUTHOUSE:** Recently built with the last 3 years to the rear of the garden and has a useable room, which is currently being used as a gym with en-suite shower room, there is also a 19ft storage room adjoined.

### EXTERNAL

To the front of the property there is block paved off road parking for four cars, a shared tunnel to side of the property provides access to the rear garden with paved patio and artificial grass. To the rear of the garden is a outhouse as previously mentioned in the internal description.

### LOCATION

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### TRANSPORT

West Drayton Station (Crossrail/ Elizabeth Line - 0.8 miles  
Uxbridge Station - 3.3 miles

### NEAREST SCHOOLS

St Matthew's CofE Primary School - 0.4 miles  
Rabbsfarm Primary School - 0.3 miles  
Moorcroft School secondary School - 0.5 miles

### TENURE

Freehold

### PLOT/ LAND

0.05 Acres (220.00 Sq.M.)

### Council Tax

Band D

