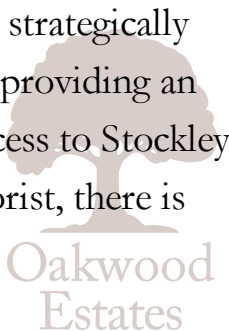


With timeless elegance and generous proportions this charming three bedroom semi -detached property invites you to savour its unique charm of yesteryear with the added benefit of having a full width rear extension. Positioned in a sought-after street, this circa 1930's home offers large family living and requires a few finishing touches to fulfil its potential.

Benefits include a 24ft through lounge with double doors leading onto a further extended dining area, a 19ft extended kitchen, garage approached via its own driveway with potential to extend (STPP), parking for 3 to 4 cars and a rear garden in excess of 200ft backing onto a tributary of the River Colne.

Colne Avenue is nestled in one of West Drayton's most desirable areas, and is strategically located within proximity to local amenities, schools, and transportation links, providing an excellent balance between tranquility and accessibility. There is also excellent access to Stockley Business Park, local bus routes and London Heathrow Airport. For the motorist, there is immediate access to the M4, M/A40 and M25 motorways.



Property Information

- 

THREE BEDROOM SEMI
DETACHED FAMILY HOME
- 

EXTENDED TO REAR
- 

PARKING FOR UP TO FOUR CARS
- 

BACKING ONTO A TRIBUTARY OF
THE RIVER COLNE
- 

24FT THROUGH LOUNGE
- 

GARAGE WITH OWN DRIVEWAY
- 

POTENTIAL TO EXTEND
(PLANNING PERMISSION PENDING)
- 

IN EXCESS OF 200FT REAR GARDEN
- 

ONE OF WEST DRAYTON'S MOST
SOUGHT-AFTER ROADS
- 

19FT EXTENDED KITCHEN

					
x3	x2	x1	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Interior

The main outside door leads into a double glazed storm porch with main front door to hallway. There is a through lounge measuring some 24ft with a round bay front aspect window and double door leading through to the extended dining room with sliding door out to the rear garden and door leading through to the extended galley style 19ft kitchen with door leading to rear garden. Stairs from the hallway lead up to the first floor landing, which has access hatch to loft space and doors to all rooms, Bedroom one has fitted sliding door wardrobes and window to front aspect. Bedroom two has window overlooking the rear garden and bedroom three a single bedroom with window to front aspect. Completing the first floor is the bathroom and has a double shower, pedestal wash hand basin, low level WC, storage cupboard and two frosted windows to rear aspect.

Exterior

The front garden is mainly laid to lawn with own driveway providing off road parking for up to four cars, leading to the detached garage at the start of the rear garden. The rear garden starts with a concreted patio area and extends in excess of 200ft, I would best describe this in three areas the main garden closest to the patio which is mainly laid to lawn, this extends through to where there are two greenhouses and a timber built shed, this continues to join a second area that is also lawned and very secluded. Followed by a third area which is slightly more overgrown that leads down to ‘The Bigley Ditch’ a tributary of the River Colne, which also has other branches like the Wraysbury River. The Bigley Ditch is still a recognizable feature in the area, marking the boundary between Iver and West Drayton.

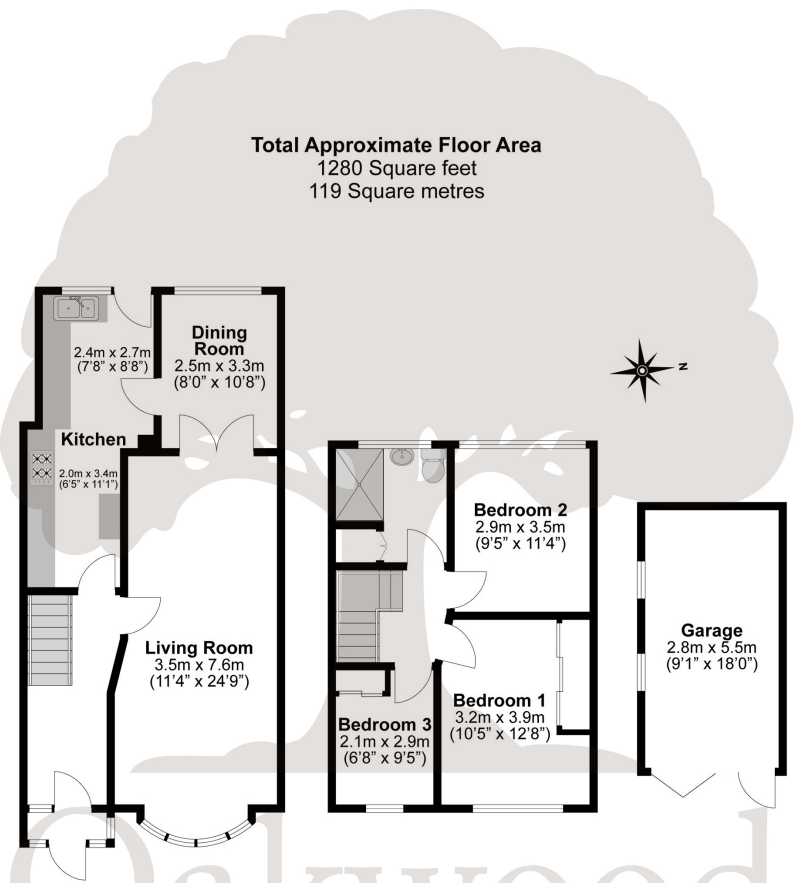
Location

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Council Tax

Band E = £2,278.09

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.

