

Totally private and secluded, this impeccably presented ground floor purpose built maisonette also offers easy access to West Drayton's High Street and transport facilities, and is situated in the highly desirable conservation area close to The Green offering a peaceful leafy setting.

Benefits include a modern fitted kitchen and bathroom suite with rainfall shower over the bath, double doors lead from bedroom two to the secluded rear garden that has a paved patio, a lawned area and timber built shed. To add to these benefits the property has a garage with parking space in front of the garage.

Church Road is a sought after and rarely available road situated close to The Green whilst still being just a short walk of West Drayton High Street with its variety of shops, doctors surgery, local schools and mainline train station. Heathrow Airport, Stockley Business Park and the M4 motorway network are all within easy reach.

In short this is an affordable market entry prospect for first time owners or investors alike.



## Property Information

-  TWO BED GROUND FLOOR MAISONETTE
-  CONSERVATION AREA, CLOSE TO 'THE GREEN'
-  OWN PRIVATE SECLUDED REAR GARDEN
-  GOOD CONDITION THROUGHOUT
-  AFFORDABLE MARKET ENTRY FOR FIRST TIME BUYERS
-  MODERN FITTED KITCHEN
-  PURPOSE BUILT
-  GARAGE WITH ADDITIONAL OFF STREET PARKING FOR 1 CAR
-  CLOSE TO WEST DRAYTON HIGH STREET
-  LONG 978 YEAR LEASE

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

### Interior

The main front door opens into the entrance hall providing hanging space with door to hallway, which has doors to all rooms. Starting at the front the lounge has double aspect windows to front and side aspects and laminate flooring, there is a modern fitted kitchen dressed in neutral tones and has window to side aspect. Bedroom one has a window overlooking the rear garden, while bedroom two has double doors that leads out onto the secluded rear garden. Completing this ground floor purpose built maisonette is a modern three piece bathroom suite with rainfall shower over bath and window to rear aspect.

### Service Charge & Ground Rent

Service Charge - £40 per month and managed between the leaseholders

Ground Rent - Peppercorn

### Lease

The lease is 999 years from 3rd Jan 2003, so 978 years remaining

### Exterior

The property benefits from having a share of the front garden which is gravelled, the rear garden is secluded and has a large patio area, concreted area with Pergola, a lawned area and timber built shed. There is also a side access gate leading to the front garden and rear access gate leading to the garage block. The garage has an up and over door and enough space to park one car in front of the garage.

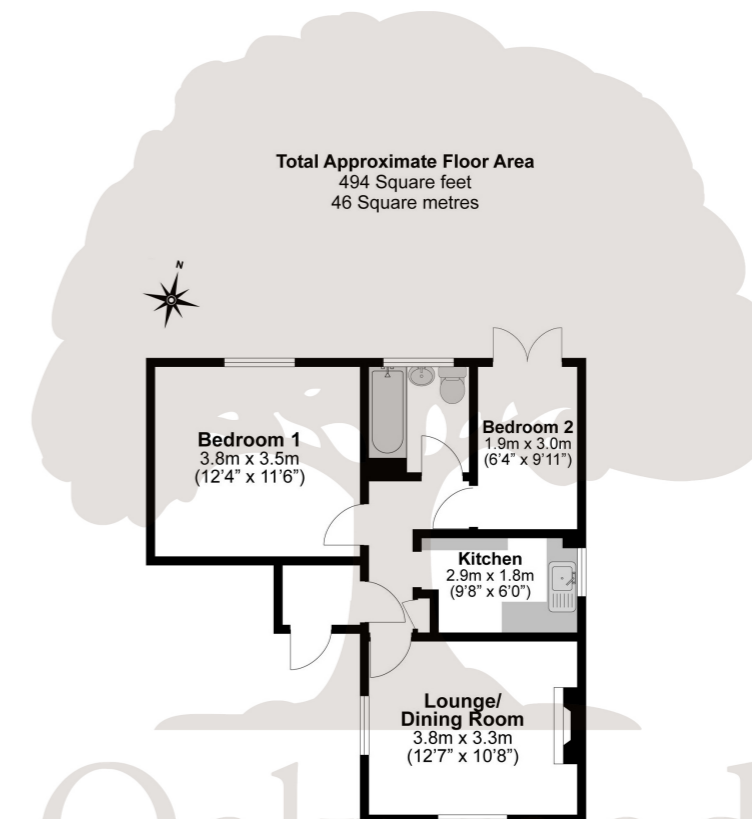
### Location

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### Council Tax

Band C

## 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.

