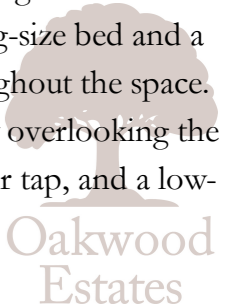


Oakwood Estates is thrilled to introduce this charming one-bedroom first-floor maisonette to the market. This property boasts off-street parking and a secluded garden, ideal for hosting gatherings. Its prime location offers the convenience of a brief, effortless walk to West Drayton town centre, replete with a diverse array of shops, amenities, and the easily accessible train station, connecting you to the Crossrail/Elizabeth Line.

Upon entering the property through the main front door, you step into the entrance hallway, where a staircase leads up to the first floor. Ascending the stairs, you'll find yourself in the expansive open-plan kitchen/dining/sitting room. This inviting space is adorned with pendant lighting and offers twin windows that overlook the front aspect, an overstairs cupboard, room for a two-piece suite, and ample space for a dining table and chairs. The kitchen area is thoughtfully designed with a mix of wall-mounted and base kitchen units, an integrated oven and hob equipped with an extractor fan above, a tastefully tiled splashback, room for a fridge/freezer, a window overlooking the side aspect, attractive laminate wooden flooring, and an archway leading to the bedroom and bathroom. The bedroom is graced with pendant lighting and features a window that provides a pleasant view of the rear garden. It offers sufficient space for a king-size bed and a freestanding wardrobe, complemented by the same laminate wooden flooring found throughout the space. The bathroom, partially tiled for a clean and stylish look, is equipped with a frosted window overlooking the rear aspect. It includes a bath with a shower attachment, a hand wash basin featuring a mixer tap, and a low-level WC, ensuring your comfort and convenience.

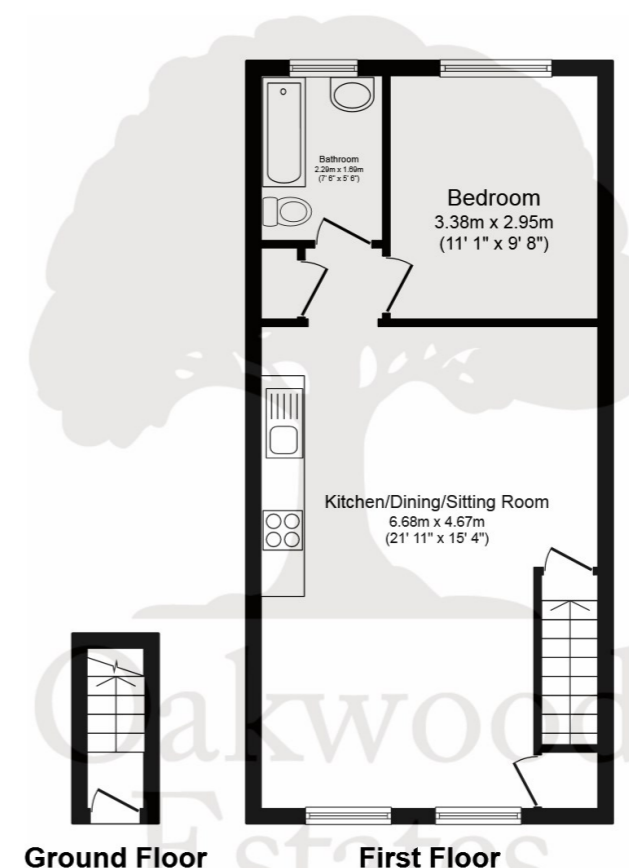


Property Information

-  COUNCIL TAX BAND C (£1,564 P/YR)
-  CUL DE SAC LOCATION
-  OFF STREET PARKING
-  CLOSE TO WEST DRAYTON STATION (CROSSRAIL)
-  LONG LEASEHOLD
-  OPENPLAN KITCHEN/DINING/SITTING ROOM
-  CLOSE TO ALL LOCAL AMENITIES
-  POTENTIAL LOFT CONVERSION STPP
-  NO CHAIN
-  LARGE PRIVATE REAR GARDEN

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

Floor Plan



Total floor area 49.2 sq.m. (529 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

Front Of House

At the front of the property, you'll find a pathway that guides you to the main entrance, another pathway leading to the rear garden, and a charming patch of well-maintained lawn. Additionally there is parking for two cars.

Rear Garden

The rear garden showcases a delightful patio area, ideal for hosting gatherings, along with a lush lawn, a pathway leading to a concealed shed nestled in the garden's dog-leg section, and well-established mature plantings.

Tenure

Leasehold · 182 years remaining

Council Tax Band

Band C (£1,564 p/yr)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Potential Rental Value

The property could also achieve £1,300 per calendar month.

Location

It is located in the vibrant town of West Drayton which is positioned on the western edge of the Capital. This means it is superbly placed to easily access Central London, with frequent services to London Paddington in less than 25 minutes from the West Drayton Station (Crossrail). The property is within a few minutes walk from the station. Other benefits are good access to M4 and M25 motorways and convenient transport links into London and nearby Uxbridge Town Centre.

Transport

West Drayton Rail Station - 0.4 mi

Iver Rail Station - 1.78 mi

Uxbridge Underground Station - 2.83 mi

London Heathrow Airport - 2.26 mi

