

Set in a quiet close, within West Drayton's conservation area, this superb 5 bed family home is brought to market with a fantastic high spec finish.

The front porch leads to the cosy living area which has access to the upstairs accommodation and family living space.

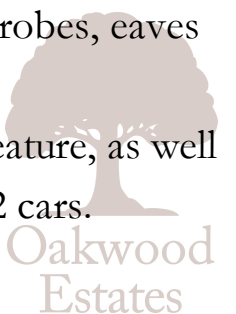
The large open-plan family space was extended and completed in 2019 and is finished with a breakfast bar, with storage and power, bar space, dining area and snug. The galley style fitted kitchen is in excellent condition and offers ample preparation and storage space.

To the first floor, the property boasts 3 double bedrooms and 1 single, as well as the generously sized family bathroom.

The loft conversion offers the impressive master suite with built-in wardrobes, eaves storage and a stunning en-suite shower room.

Outside, the garden is decked, with an outside bar area as the stand-out feature, as well as a neat patio section. The paved driveway provides parking for 2 cars.

The perfect family home!



Property Information

- 

EXTENDED FIVE BEDROOM SEMI-DETACHED FAMILY HOUSE
- 

APPROX. 1937 SQFT
- 

22FT FAMILY/DINING AREA
- 

2 BATHROOMS
- 

LOCATED IN CONSERVATION AREA
- 

HIGH SPECIFICATION
- 

SET OVER 3 FLOORS
- 

17FT LIVING ROOM
- 

BRAND NEW WINDOWS THROUGHOUT
- 

DECKED GARDEN & OUTSIDE BAR

					
x5	x2	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of The Property

Driveway parking for 2 cars
Porch entrance

Living Room

The front living room provides a spacious yet cosy feel, away from the larger open place family area. There is concealed access to the upstairs of the property.

Kitchen

Fully fitted with built-in oven, microwave and dishwasher. Features a gas hob.

Family Dining/Living

This impressive space offers a breakfast bar, with storage and power, complete with ceiling lights directly above for a truly spectacular finish.
There is space for a large family dining table, and has a concealed large storage space.
The extension boasts the bar area and snug, with built-in space for an impressive media system!

First Floor

Bedroom 2
3.7m x 3.7m / 12'1" x 12'1"- Large double - Overlooks the rear aspect, alcove storage
Bedroom 3
3.7m x 2.4m / 12'1" x 7'10" - Double - Overlooks the front aspect
Bedroom 4
3.8m x 2.3 / 12'5" x 7'6" - Double - Overlooks the rear aspect, alcove storage
Bedroom 5
2.4m x 2.8m / 7'10" x 9'2" - Twin - Overlooks the front aspect
Family Bathroom
Fully fitted with full-size shower, bath tub, W/C and hand basin. Tastefully decorated.

Loft Conversion

Master Suite
3.7m x 4.8m / 12'1" x 15'8" - Large double
Skylights throughout - Built-in wardrobes - Eaves storage
En-suite shower room

Additional Information

The property has pressure boosters to aid excellent water pressure throughout.

Surrounding Area

Situated within the Conservation Area of West Drayton, this property is in walking distance to The Green and is in a quiet location.
There are several transport links surrounding the property - West Drayton Station, several bus stops, the M4/A40 and M40/M25, and is conveniently located a short 2.1 mile distance away from Stockley Business Park.

Schools

Primary Schools
St Catherine Catholic Primary School
0.2 miles away State school
Laurel Lane Primary School
0.6 miles away State school
West Drayton Academy
0.8 miles away State school

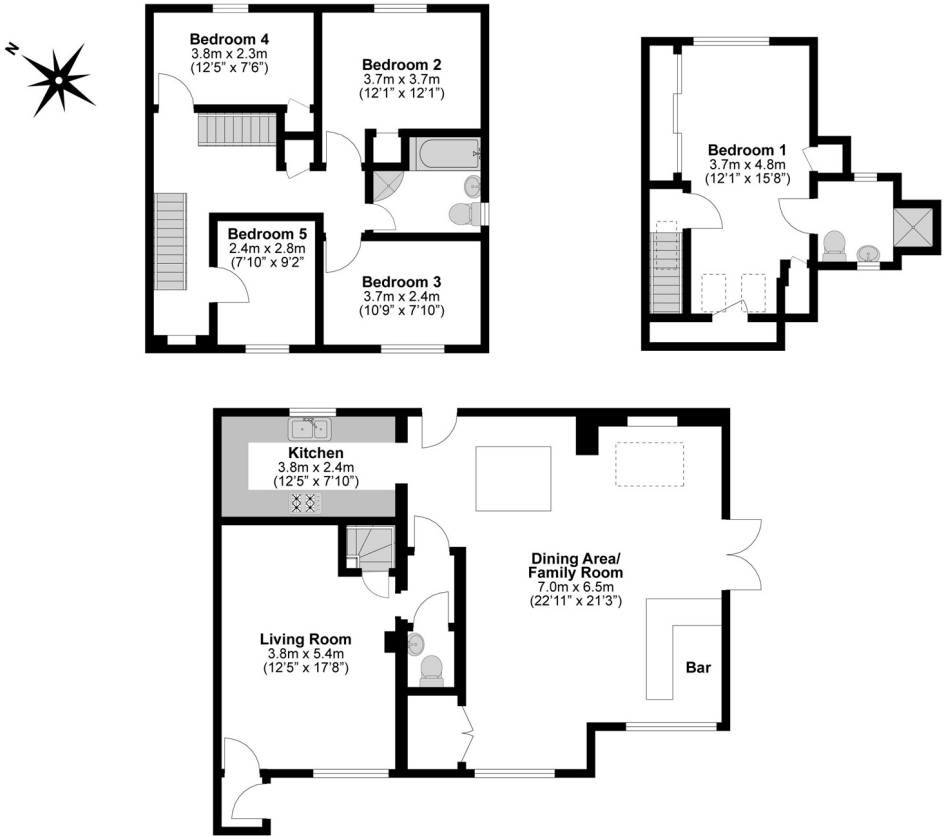
Council Tax

Band D - £1,952.38 per annum

Floor Plan



Total Approximate Floor Area
1937 Square feet
180 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.

