



Oakwood Estates are delighted to launch to the market this two-bedroom park home, situated in Mayfield Park with the added benefit of off-street parking. The property is also just over a mile from Iver & West Drayton Stations (Crossrail). With excellent access to the local amenities and additional travel links. With driveway parking for two cars, and a dual aspect garden.

The property is immaculately presented and the layout features a 17ft living room, a dining room, a fitted kitchen, two bedrooms (the master with ensuite shower room) and a further three piece bathroom.

The development is for over 45's only and is positioned within 20 minutes' walk of local amenities. There is no onward chain allowing for the possibility of a quick sale.





## Property Information

- TWO BEDROOM PARK HOME
- COUNCIL TAX BAND - A (£1,105 P/YR)
- OVER 45'S ONLY
- 17FT LIVING ROOM
- 20 MINUTES WALK THE LOCAL AMENITIES
- LEASEHOLD
- GROUND RENT £229.88
- 2 BATHROOMS
- PARKING FOR 2 CARS
- NO CHAIN

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|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2   | x2  | x2  | x2  | Y   | N   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

### External

Off-street parking for two cars, a pathway leading to the front door. Dual aspect gardens

### Tenure

Leasehold - 99 years from the purchase date.

### Ground Rent

£229.88 per month.

### Transport Links

West Drayton Rail Station - 0.82 mi

London Heathrow Airport - 2.37 mi

Uxbridge Underground Station - 3.11 mi

### Supermarkets

Tesco - 0.84 miles

Morrison - 0.89 miles

Aldi - 1 miles

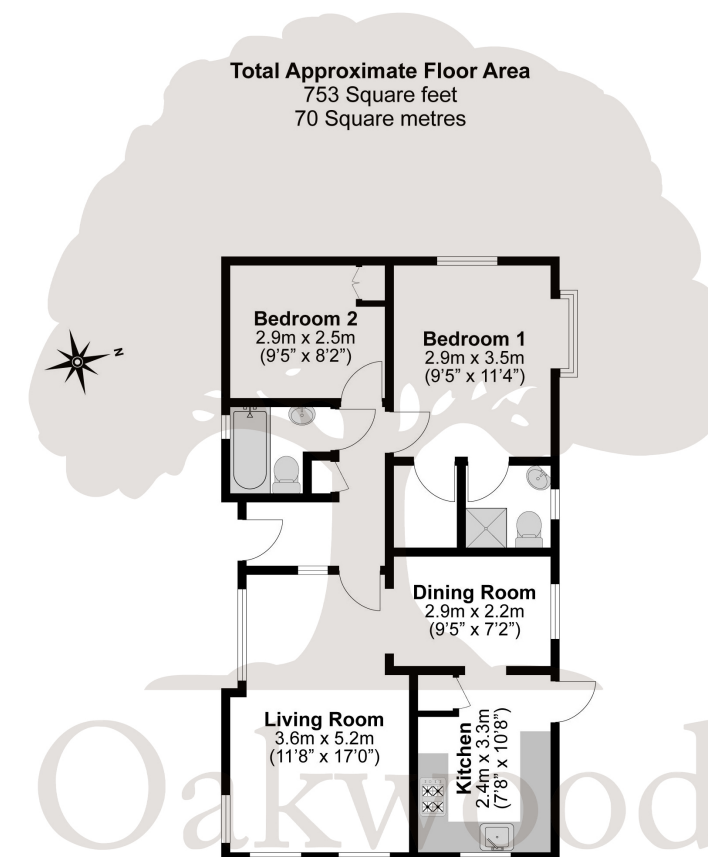
### Location

Mayfield Park is a mobile home park exclusively for the over 45s, located within close proximity of West Drayton High Street with its wide range of amenities, schools and West Drayton station. Heathrow Airport, Brunel University, Stockley Park business centre and golf course, Hillingdon Hospital and Uxbridge Town The town centres are all within a short drive/bus journey. For the motorist, the M4/M25/A40 and M40 are all close by.

### Council Tax

Band A

## 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.

