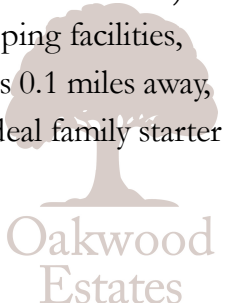


Offering a superb choice of tranquil living spaces, this three bedroom detached family residence on Milburn Drive is a statement in innovative design and stylish contemporary finishes. This meticulously presented home has been transformed into a glamorous living environment, with clean lines and luxurious finishes throughout. The 16ft living room is a cosy sanctuary to retreat too, with a remarkable use of space, while the 16ft kitchen/dining room offers an effortless entertaining lifestyle with its dedicated dining area with doors to the rear garden and white contemporary fitted kitchen with some fitted appliances.

The property benefits from two contemporary fitted shower rooms, a private driveway providing off road parking for one car, beyond this is a garage currently converted as a storage/utility space, and a rear garden mainly laid to lawn with recently updated patio offering the perfect space for 'Al-fresco' dining.

Milburn Drive is a popular residential road with a quiet cul-de-sac feel in West Drayton, situated just a short walk from the high street with all its local shops and amenities including West Drayton (Elizabeth Line) railway station. Just a short drive away is Uxbridge town centre with its multitude of shopping facilities, Metropolitan and Piccadilly line tube station, restaurants and bars. West Drayton academy is 0.1 miles away, while both St Matthew's CofE & Laurel primary schools are 0.6 miles away, making this an ideal family starter home.





Property Information

- THREE BEDROOM DETACHED FAMILY HOUSE
- 16FT KITCHEN/ DINING ROOM
- TWO CONTEMPORARY SHOWER ROOMS
- FITTED WARDROBES TO ALL BEDROOMS
- 17FT UTILITY ROOM/ OFFICE SPACE
- 16FT LIVING ROOM
- IMMACULATE CONDITION THROUGHOUT
- OWN DRIVEWAY PROVIDING OFF ROAD PARKING FOR ONE CAR
- QUIET & CONVENIENT LOCATION
- DRESSED IN CONTEMPORARY TONES THROUGHOUT

x3

Bedrooms

x2

Reception Rooms

x2

Bathrooms

x1

Parking Spaces

Y

Garden

N

Garage

**Interior**

The main front door leads into entrance hall with stairs up to first floor landing and door leading into a 16ft living room with a remarkable sense of space, with laminate flooring and bay window to front aspect. A door leads to a 16Ft combined Kitchen/ dining room with a dedicated dining area large enough for a table and four chairs with double doors leading out to the rear garden. The kitchen area is a contemporary fitted kitchen with some integrated appliances, window to rear aspect and door leading through to a generously sized 17ft utility room, that could be used as an office space or TV room.

Stairs from the hallway lead up to a first floor landing with window to side aspect and storage cupboard. Bedroom one has a fitted wardrobe and en-suite contemporary fitted shower room, this has a vanity unit with countertop basin with mixer tap, concealed cistern WC and corner rainfall shower, dressed in neutral tones with a contemporary finish. Bedroom two has a window to rear aspect, laminate flooring and fitted wardrobe. Bedroom three has fitted wardrobes , laminate flooring window to rear aspect and currently being used as a office/ study. The family shower room has a contemporary fitted double width rainfall shower, vanity unit with countertop basin and mixer taps, concealed cistern WC and grey natural tiles throughout providing that contemporary feel with frosted window to side aspect.

**Exterior**

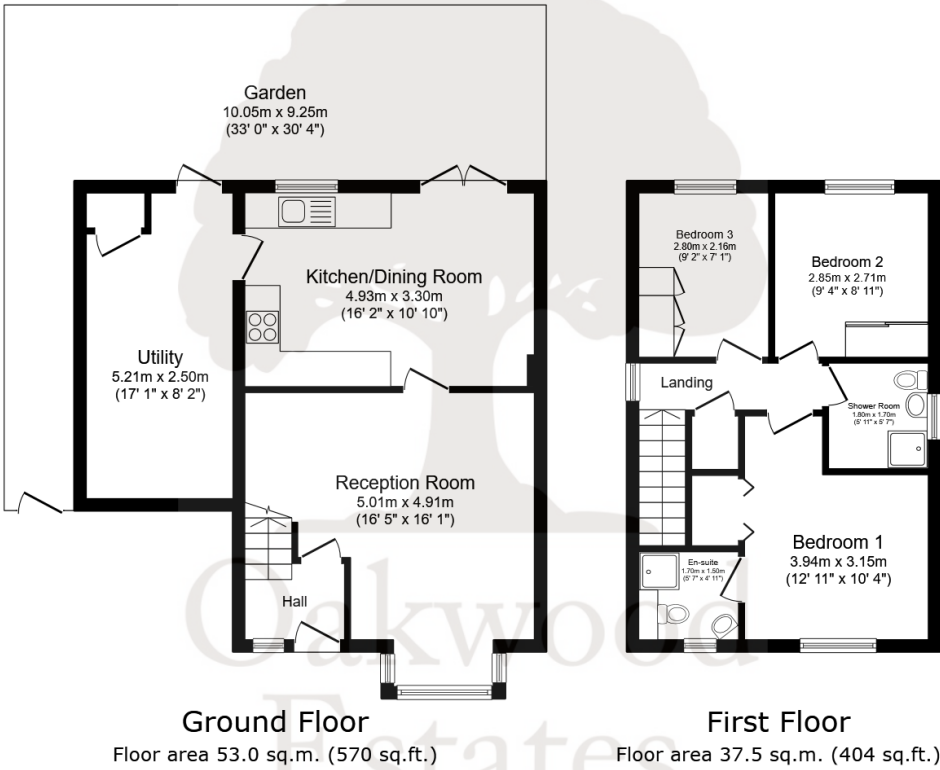
The front garden has a small lawned area with driveway providing off road parking for one car leading to your own garage, currently being used as a utility room. A side gate leads to the rear garden which is mainly laid to lawn with a recently updated patio area, perfect for outdoor entertaining and ‘Al-fresco’ dining.

**Location**

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**Council Tax**  
Band E = £2,386.24

Floor Plan



**Total floor area: 90.5 sq.m. (974 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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.

