



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



24 Spring Promenade, West Drayton, Greater London. UB7 9GL.

£725,000 Freehold

Hilton King & Locke are pleased to bring to the market this perfectly located four-bedroom end of terrace house situation over three floors that was built in 2013. If you are looking for modern living and are looking to be close to the Elizabeth line and are also looking for a large family home, then this is the property for you. These are just some of the benefits to owning a substantial property within the Drayton Garden Village.

Set over three floors and offering four good sized bedrooms and three bathrooms this really is the ideal family home. Entering the property, you are met with the entrance hall with plenty of storage and a downstairs W/C. Leading on to your reception room that provides an abundance of light with the added benefit of beautiful fitted venetian blinds. The kitchen offers plenty of eye and base level units as well as integrated appliances with a patio door that provides access to the well-maintained garden with storage shed and back access. This room also has room for a dining table and chairs.





Leading to the first floor you have two bedrooms and a family bathroom with the master bedroom having the added benefit of fitted wardrobe space and sliding doors onto a private balcony where you can overlook the views of the development. This bedroom also has an ensuite shower.

The top floor benefits from a further two good sized bedrooms with a Jack and Jill bathroom, perfect for guests or if you have children.

There is a well-maintained garden that is low maintenance, and this property offers double glazed windows, gas central heating and two allocated parking bays behind gates that then leads you to the back access to enter your garden providing maximum security.



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



23 High Street  
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033  
iver@hklhome.co.uk

# 24, Spring Promenade

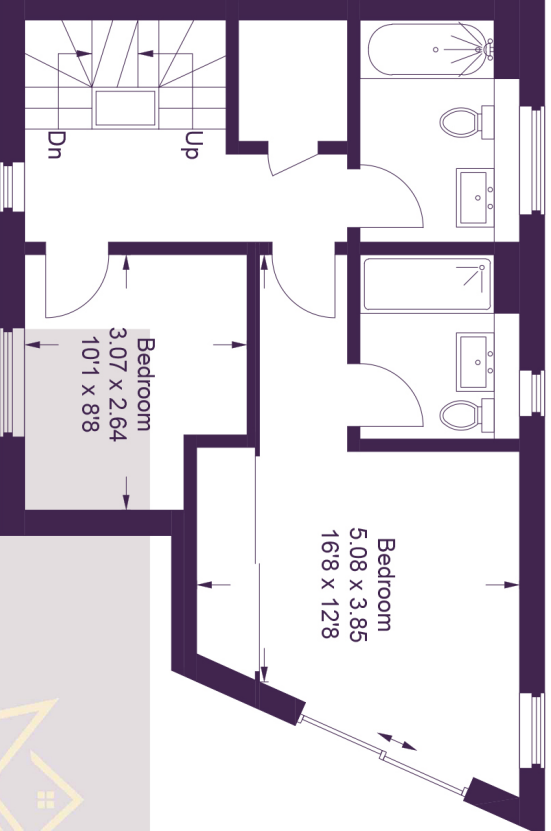
Approximate Gross Internal Area

Ground Floor = 56.3 sq m / 606 sq ft

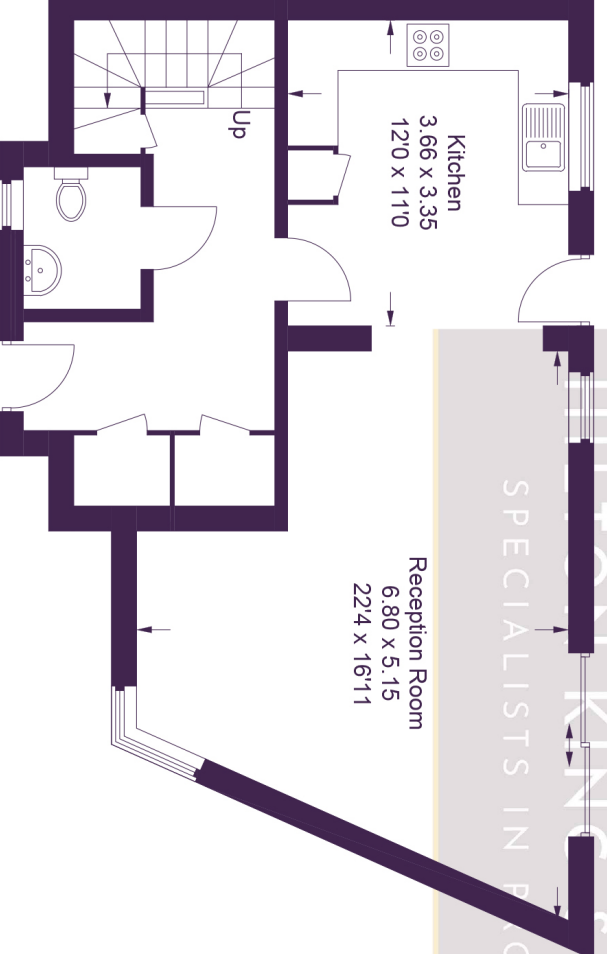
First Floor = 44.7 sq m / 481 sq ft

Second Floor = 34.5 sq m / 371 sq ft

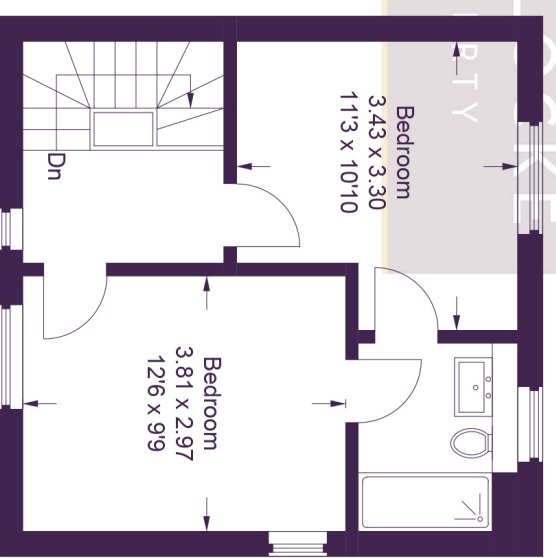
Total = 135.5 sq m / 1,458 sq ft



First Floor



Ground Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.