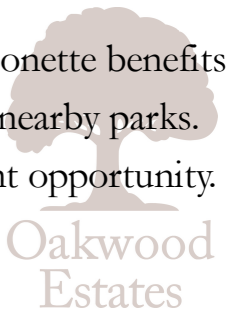














Spectacular in both proportion and appeal, this superb three-bedroom duplex split level residence is the essence of affordable family living. This refined home makes an instant impression with its traditional charm and stylish modern finishes, benefits include a separate WC on the ground floor, 17FT lounge with balcony to front aspect, 18FT kitchen/ Diner, three generous sized bedrooms, and a private secluded rear garden measuring approx. 50FT.

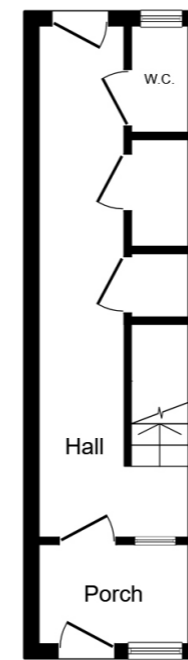
A local school, shopping parade and bus routes are within walking distance. The town centre of West Drayton (with mainline railway station benefiting from Crossrail) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

Located in a peaceful area with strong local community ties, this split-level maisonette benefits from its proximity to public transport links, local amenities, green spaces and nearby parks. Don't miss the opportunity to make this property your new home or investment opportunity.

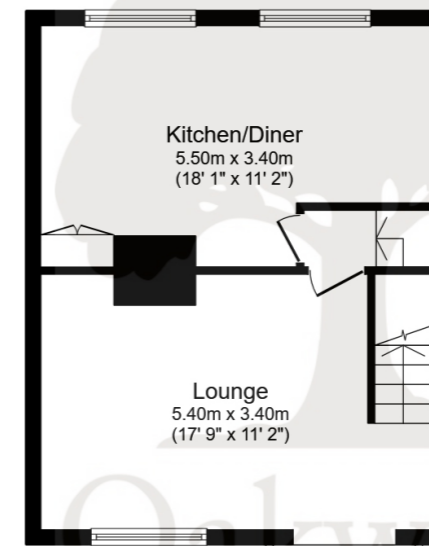


-  GROUND FLOOR W.C
-  EPC - C
-  LARGE 18FT KITCHEN/ DINER
-  QUIET AND FRIENDLY NEIGHBOURHOOD
-  OWN PRIVATE 50FT SECLUDED REAR GARDEN
-  COUNCIL TAX BAND C
-  THREE BEDROOM (DUPLEX) SPLIT LEVEL MAISONETTE
-  SPACIOUS 17FT LOUNGE
-  MODERN FITTED BATHROOM
-  BALCONY

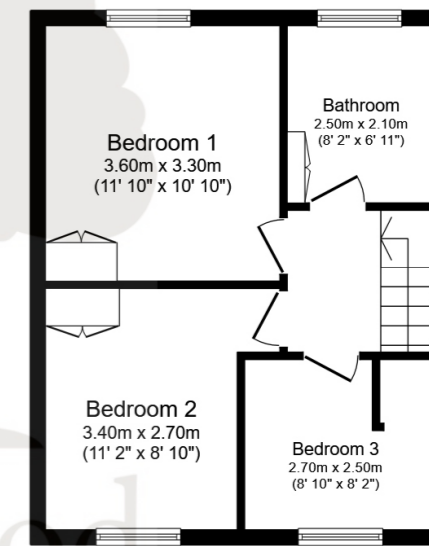
					
x3	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Ground Floor**  
Floor area 18.3 sq.m. (197 sq.ft.)



**First Floor**  
Floor area 39.1 sq.m. (420 sq.ft.)



**Second Floor**  
Floor area 39.0 sq.m. (420 sq.ft.)

**TOTAL: 96.4 sq.m. (1,037 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.



**Interior**

A porch door leads into a storm porch with main from door to a ground floor hallway, which has two storage cupboards, a downstairs WC and door leading out to your own private rear garden. Stairs lead up to a second floor lobby with door to a modern fitted kitchen/ Diner with two rear aspect windows overlooking your rear garden, a good sized lounge has a balcony to front aspect and stairs leading up to the second floor landing. Bedrooms two and three are to the front aspect, while bedroom one is facing rear aspect, the bathroom is modern with a corner bath and rear aspect window.

**Exterior**

The rear garden is approx. 50 to 60ft long, which is mainly paved with mature trees.

**Location**

A local school, shopping parade and bus routes are within walking distance. The town centre of West Drayton (with mainline railway station benefiting from Crossrail) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

**Council Tax**

Band C (£1,656 p/yr)

