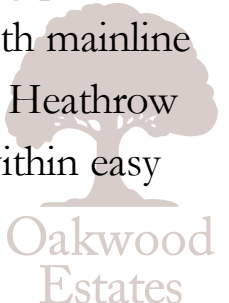












This exquisite three-bedroom semi-detached residence, with exclusive finishes and fittings is a must for the buyer looking for a family home. Benefits include off road parking for two cars, own driveway (which has a timber lean-to attached to provide a covered access and storage area), a 16FT living/ dining room, 16FT modern fitted kitchen/ breakfast room, downstairs WC, outbuilding currently being used as an office., and the added benefit of being situated in a quite residential road backing on to farmland.

Conveniently located close to St Martins primary school making this the ideal family starter home and well worth an early inspection. West Drayton's shopping parade and bus routes are just a short walk. The town centre of West Drayton (with mainline railway station which benefits from Crossrail) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.



Property Information

-  THREE BEDROOM SEMI DETACHED FAMILY HOME
-  OWN DRIVEWAY
-  MODERN FITTED KITCHEN/BREAKFAST ROOM
-  SECLUDED REAR GARDEN BACKING ONTO FARMLAND
-  SEPARATE OFFICE IN REAR GARDEN
-  OFF ROAD PARKING FOR 2 CARS
-  COMBINED LIVING ROOM & DINING ROOM
-  MODERN FITTED THREE PIECE BATHROOM
-  EXCELLENT CONDITION THROUGHOUT
-  DOWNSTAIRS WC AND CLOAKROOM

					
x3	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Borough
Hillingdon

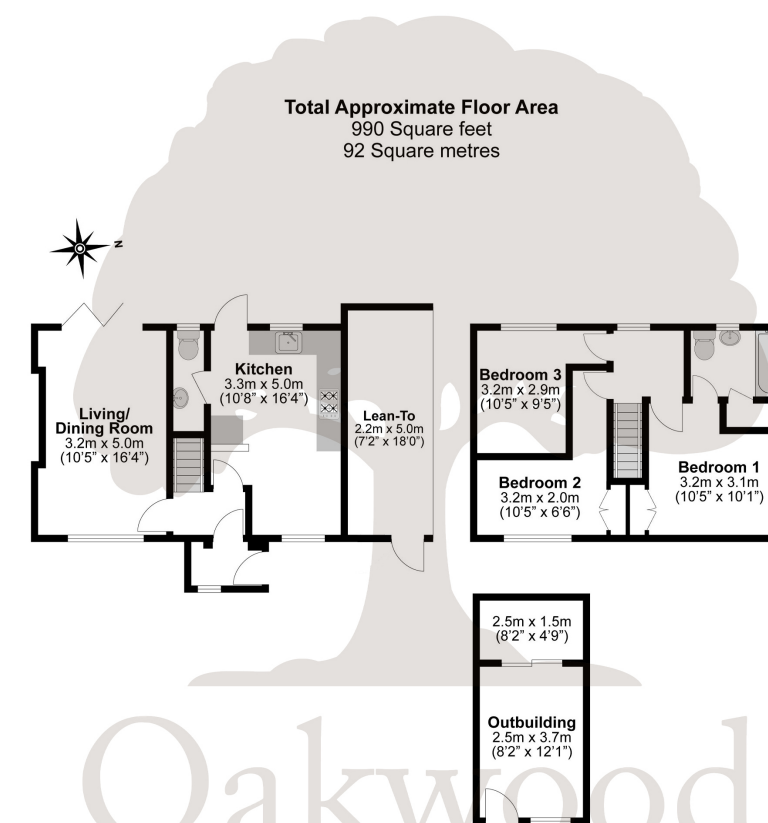
Council Tax Band
C - £1,863 p/yr

Interior
The main front door opens into a storm porch with hanging space, a door leads through into the hallway with door leading into the living room/ dining room, which has oak parquet floor, designer radiator and bi-folding doors out to the rear garden. The kitchen is modern fitted with space for an American fridge/ freezer while still accommodating a breakfast area with windows to both front and rear aspects. There is a downstairs WC with storage and close coupled WC. Stairs lead up to the first floor landing that has a door to a modern fitted three piece bathroom suite and airing cupboard, there are three bedrooms situated on the first floor, which have all recently been carpeted.

Exterior
The front garden is a cross between concreted and shingle pea gravel providing off road parking for two cars, the side lean too provides access down the side of the property through to the rear garden, which stretches approximately 75 FT and is mainly laid to lawn. There is an outbuilding which is currently being used as an office that is fused separately from the main building. A raised and covered decked veranda for evenings to eat outside 'Al-fresco' and a further paved patio to the rear of the garden provide ample space for table and chairs.

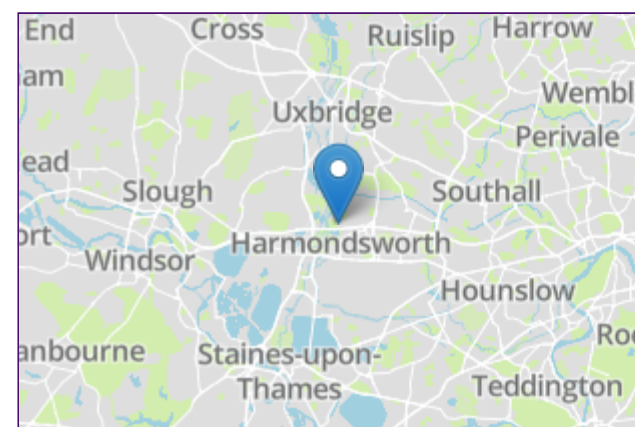
Location
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Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			