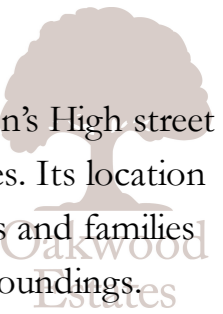




Highly contemporary renovations and craftsmanship have transformed this two bedroom ground floor purpose built maisonette into a glamorous living environment. With an open plan living area merging entrance hall, lounge and kitchen together providing a sophisticated premium living space measuring an impressive 27FT x 15FT, with highlighted features from exposed beams, feature brickwork and wooden acoustic paneled TV wall, concealed storage areas, a contemporary fitted kitchen with quartz work surfaces.

Benefits include two double bedrooms with fitted wardrobes, three piece bathroom suite, herringbone wood effect tiled flooring throughout, the 27FT living area sports enough room for lounge and dining furniture and opens into a contemporary fitted kitchen with door to your own private rear garden measuring approximately 60ft x 20ft and a garage with up and over door with door to rear garden.

The property is situated in a quiet cul-de-sac location moments from West Drayton's High street and is a well-connected town with a range of amenities and access to green spaces. Its location close to London and transport links makes it an attractive option for commuters and families looking for convenient living with easy access to both urban and natural surroundings.



## Property Information

-  TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
-  27FT LIVING AREA
-  CHAIN FREE
-  EXCELLENT CONDITION
-  NO SERVICE CHARGES
-  CUL-DE-SAC LOCATION
-  CONTEMPORARY FITTED KITCHEN WITH QUARTZ WORK SURFACES
-  CONTEMPORARY FINISHES THROUGHOUT
-  OWN SECLUDED PRIVATE REAR GARDEN
-  GARAGE

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

### Interior

The main front door opens into the hallway with ceramic tiled wood effect herringbone flooring and feature brickwork leading into a 27ft living area housing dining and lounge furniture, the herringbone ceramic flooring continues throughout giving a impressive parquet wood effect with the bonus of easy cleaning. The sitting area has wall to wall storage area with sliding doors, exposed and painted featured beams, and a contemporary fitted kitchen with Quartz work surfaces. Windows to both rear and side aspects and door leading out the garden.

Bedroom one has fitted wardrobes with cover curtains that also extend across the window to front aspect. Bedroom two is a double bedroom with fitted wardrobes, feature wood paneling and window to side aspect. Completing the inside the is a three piece bathroom suite.

### External

The rear garden is approximately 60ft x 20ft, and is mainly laid to lawn, a concreted patio area currently being used as a kids play area. There is side access leading to the front of the property and access to a garage in a block with up and over door.

### Location

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### Leasehold

Lease term: 118 years remaining

Service charge: NIL

Ground rent: £250 per annum

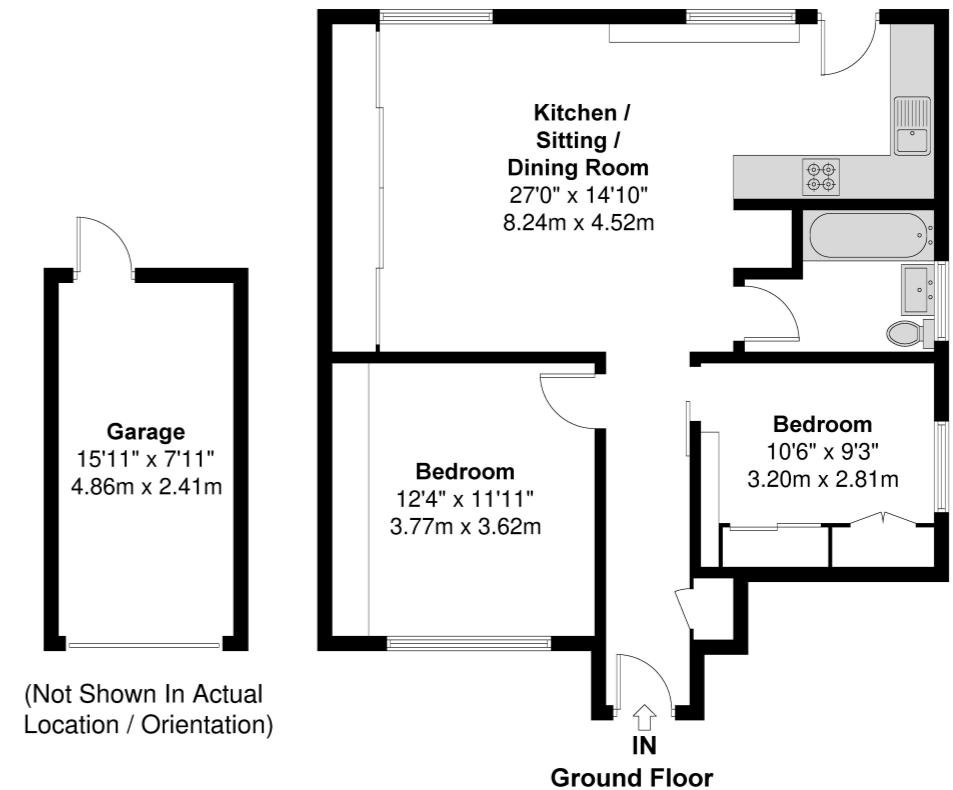
### Council Tax

Band C = £1,656.80

## Floor Plan



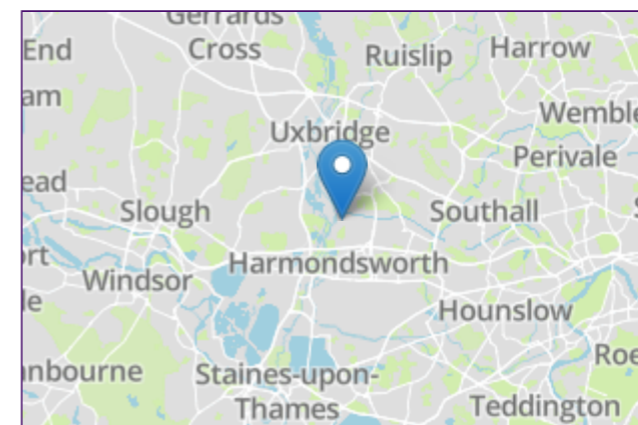
**Swains Close**  
 Approximate Floor Area = 67.81 Square meters / 729.90 Square feet  
 Garage Area = 11.64 Square meters / 125.29 Square feet  
 Total Area = 79.45 Square meters / 855.19 Square feet



(Not Shown In Actual Location / Orientation)

Illustration 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			