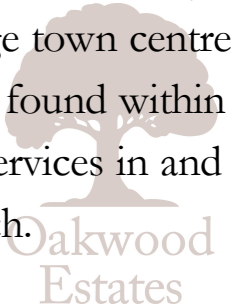


Fresh interiors and an exceptional sense of light, space and privacy provide easy living in this stylish three bedroom middle terraced family home. Benefits include en-suite shower room to bedroom one, contemporary family bathroom, downstairs cloakroom, 19FT x 16FT combined lounge and dining room, modern fitted kitchen, low maintenance rear garden and two allocated parking spaces (one of which is gated parking, the other is an allocated bay at the end of the property).

Evergreen Drive can be found within Drayton Garden Village, located just a short distance from West Drayton High Street with its wide range of independent shops, eateries and a host of schools. Locally there are a variety of amenities with Stockley Business Park, Brunel University, Hillingdon Hospital and even Uxbridge town centre all within a short drive/bus journey. The M4/M25/A40/M40 can all be found within easy reach. West Drayton Train Station with its fast and frequent train services in and out of London (Crossrail) can also be found within easy reach.



Property Information

-  THREE BEDROOM MIDDLE TERRACED FAMILY HOME
-  QUIET SECLUDED LOCATION
-  COUNCIL TAX BAND E
-  CONTEMPORARY FITTED FAMILY BATHROOM SUITE
-  CHAIN FREE
-  19FT X 16FT LOUNGE/ DINING ROOM
-  DOWNSTAIRS CLOAKROOM
-  EN-SUITE TO SHOWER ROOM TO BEDROOM ONE
-  MODERN FITTED KITCHEN/BREAKFAST ROOM
-  TWO ALLOCATED PARKING SPACES

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

Interior

The main front door open into the hallway with stairs leading up to the first floor, downstairs cloakroom and door to a 13FT modern fitted kitchen. The lounge/ dining room also situated off the hallway has a storage cupboard and sliding doors to rear aspect. Stairs lead up from the hallway to the first floor landing that has an airing cupboard and door to bedroom one with bay window to front aspect, fitted wardrobes and door leading to a contemporary fitted shower room sporting a concealed cistern WC, floating wash hand basin and double width rainfall shower. Both bedrooms two and three have rear aspect windows. Completing the first floor is a contemporary fitted family bathroom with concealed cistern WC and wash hand basin and heated towel rail.

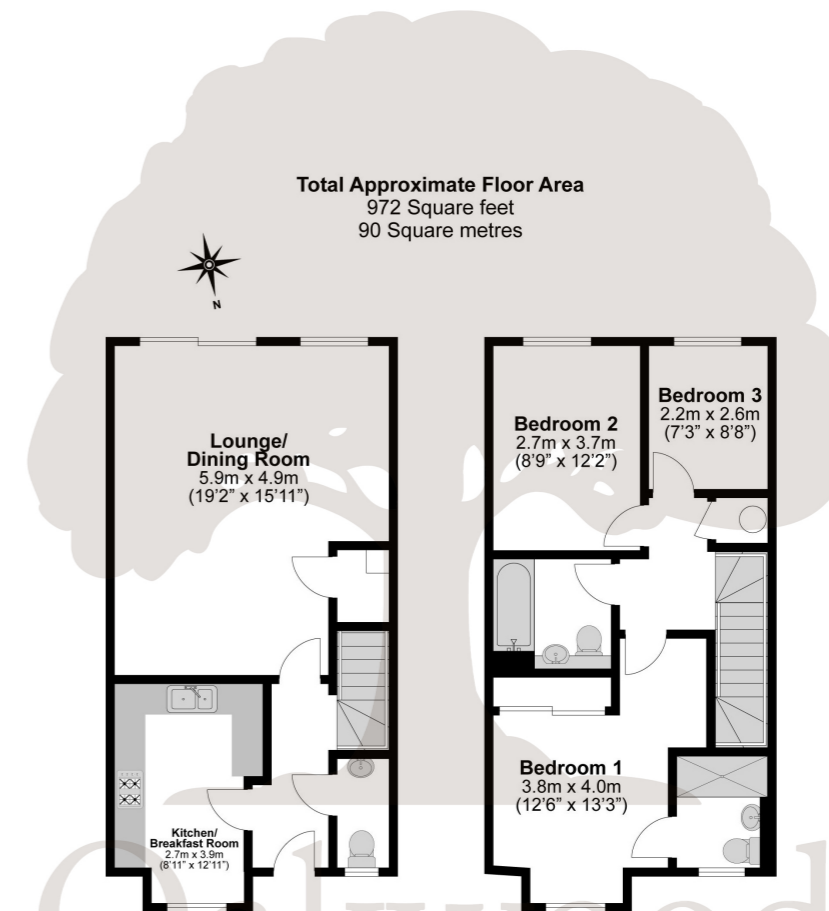
Exterior

There are two allocated parking spaces that come with the property one is situated at the end of the property, while the other is situated in a gated residents car park to the rear. The rear garden is mainly block paved extends out approximately 50FT with gated rear access.

Location

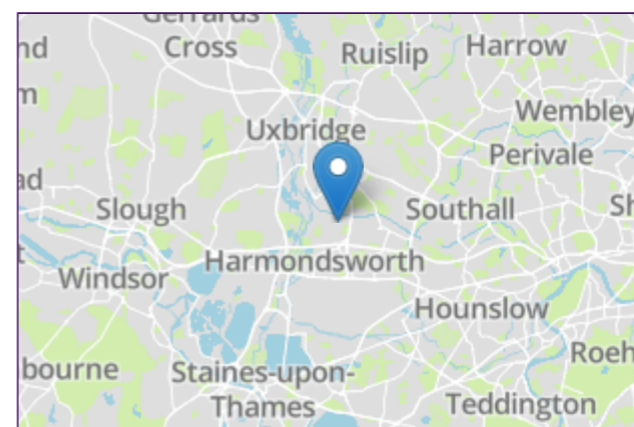
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Floor Plan



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 | | |
| (69-80) | C | 78 | 90 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |