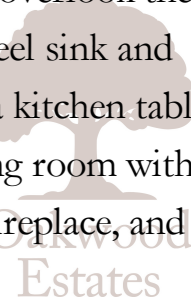




Oakwood Estates are delighted to launch to the market this two-bedroom park home, situated in Mayfield Park with the added benefit of off-street parking for two cars. The property has been updated to a tasteful style throughout and has no onward chain.

The property comprises an entrance porchway with a window overlooking the side aspect and a door leading to the hallway, the inner hallway with doors leading to the two-bedroom, family bathroom, and kitchen. Bedroom one features a bay window overlooking the front aspect, built-in wardrobes providing ample storage solutions, and space for a king-size bed and bedside tables. Bedroom two features a window overlooking the side aspect, and space for a single bed. The bathroom comes with a frosted window overlooking the side aspect, a shower over bath, a hand wash basin, a low-level WC, and a bath. The kitchen windows overlook the front and side aspects, a mixture of eye level and base kitchen units, stainless steel sink and drainer with mixer tap, integrated appliances (see fixtures and fittings), space for a kitchen table and chairs, plenty of storage, and a doorway leading to the living room. The living room with windows overlooking two aspects, a door leading to the front aspect, a feature fireplace, and space for a large L-shaped sofa.





## Property Information

-  COUNCIL TAX BAND - A (£1,105 P/YR)
-  NO CHAIN
-  GOOD SIZE LIVING ROOM
-  LOW MAINTENANCE GARDEN
-  READY TO MOVE IN TO STRAIGHT AWAY
-  GROUND RENT - £243 PER MONTH
-  2 PARKING SPACES
-  2 BEDROOMS
-  CASH BUYERS ONLY
-  NEW 99 YEAR LEASE

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

### Front Of House

Off-street parking for two cars, pathway leading all around the property.

### Rear Garden

Low maintenance garden with astro turf.

### Tenure

Leasehold - Purchase of park homes renews the lease to 99 years.

### Ground Rent

£243 per calendar month

### Council Tax Band

A (£1,105 p/yr)

### Area

Mayfield Park is a mobile home park exclusively for the over 45s, located within close proximity of West Drayton High Street with its wide range of amenities, schools and West Drayton station. Heathrow Airport, Brunel University, Stockley Park business centre and golf course, Hillingdon Hospital and Uxbridge Town The town centres are all within a short drive/bus journey. For the motorist, the M4/M25/A40 and M40 are all close by.

### Transport

West Drayton Rail Station - 0.82 mi  
London Heathrow Airport - 2.37 mi  
Uxbridge Underground Station - 3.11 mi

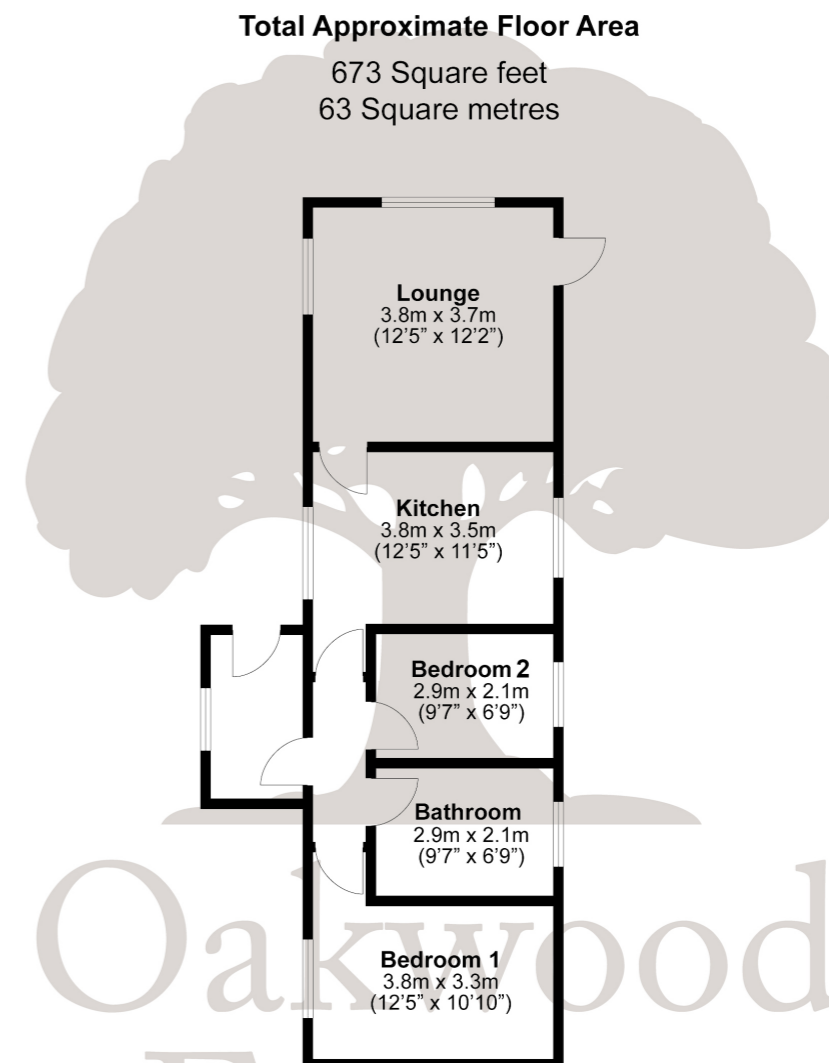
### Supermarkets

Tesco - 0.84 mi  
Morrison - 0.89 mi  
Aldi - 1 mi

### Lifestyle

Cat & Fiddle - 0.62 mi  
Blue Parrot West - 0.69 mi  
A Sizzling Grill - 0.71 mi  
Go Sing Chinese Restaurant - 0.71 mi  
Town Tandoori and Pizza - 0.71 mi  
Blues Bar - 0.72 mi  
Popeyes Peri Peri - 0.72 mi  
Palace Tandoori - 0.74 mi

## 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.

