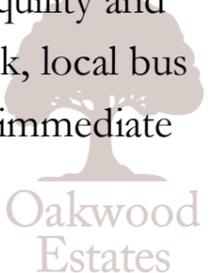




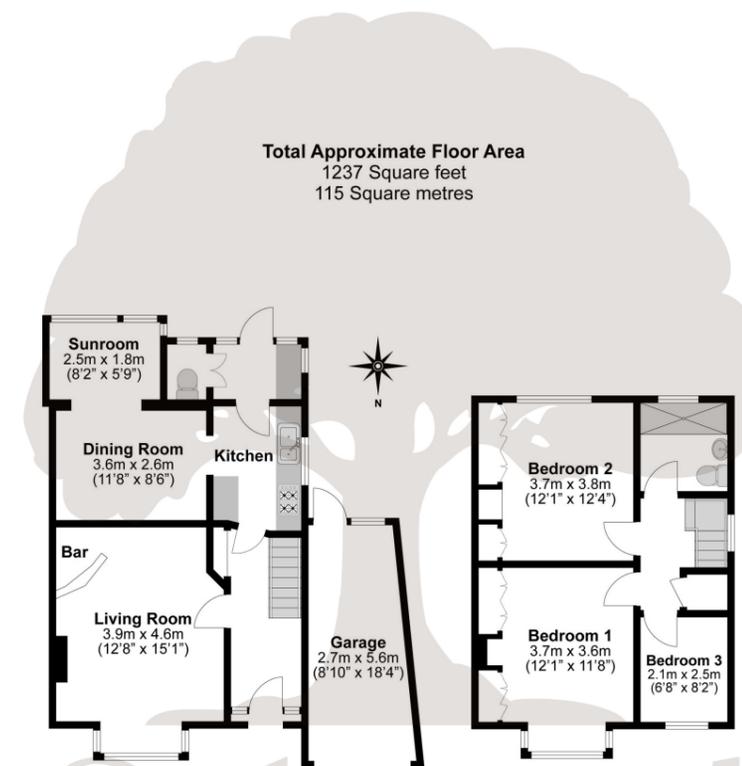
With timeless elegance and generous proportions this charming extended three bedroom end of terrace property invites you to savour its unique charm of yesteryear tastefully blending in modern inclusions. Benefits include off road parking with own driveway leading to a garage, a good-sized entrance hall, downstairs WC, three reception rooms, modern kitchen, three bedrooms and a shower room on the first floor, and generous sized 70FT rear garden.

Nestled in one of West Drayton's most desirable areas, Warwick Road is strategically located within proximity to local amenities, schools, and transportation links, providing an excellent balance between tranquility and accessibility. There is also excellent access to Stockley Business Park, local bus routes and London Heathrow Airport. For the motorist, there is immediate access to the M4, M/A40 and M25 motorways.



-  THREE BEDROOM END OF TERRACE HOUSE
-  MODERN KITCHEN
-  GARAGE OWN DRIVEWAY
-  WALKING DISTANCE TO WEST DRAYTON TRAIN STATION (ELIZABETH LINE)
-  70FT REAR GARDEN
-  NO CHAIN
-  THREE RECEPTION ROOMS
-  DOWNSTAIRS WC/UTILITY ROOM
-  OFF ROAD PARKING
-  CLOSE TO LOCAL AMENITIES AND SHOPS
-  IDEAL INVESTMENT OPPORTUNITY

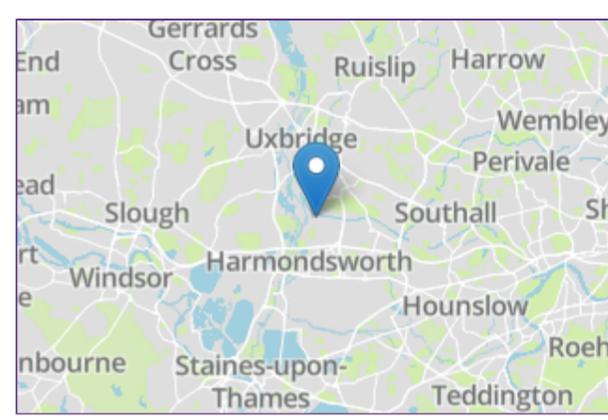
					
x3	x3	x1	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Internal
The main front door leads to the hallway with door to the living room that has a front aspect window, the dining room is open plan to the sunroom which has sliding doors to the rear garden. A modern kitchen is situated off the hallway which has wall and base level units, window to side aspect and door to lobby with space for washing machine and dryer and also providing access to a downstairs WC with radiator and window to rear aspect. Stairs from the hallway lead up to a first floor landing with storage cupboard, window to side aspect and door to bedroom one, which benefits from fitted wardrobes and window to front aspect. Bedroom two also has fitted wardrobes and window to rear aspect, while bedroom three has front aspect window and currently being used for storage. The bathroom is three piece and has a double width shower, pedestal wash hand basin, close coupled WC and window to rear aspect.

External
The front garden is a mixture of gravel and concreted areas, the driveway provides off road parking leading to a garage with double door, that in turn has a door to rear garden.
The rear garden extend to approx. 70ft and is mainly laid to lawn with shrub border and paved patio.

Location
Nestled in one of West Drayton's most desirable areas, Warwick Road is strategically located within proximity to local amenities, schools, and transportation links, providing an excellent balance between tranquillity and accessibility. There is also excellent access to Stockley Business Park, local bus routes and London Heathrow Airport. For the motorist, there is immediate access to the M4, M/A40 and M25 motorways.

Council Tax
Band D = £1863.91