

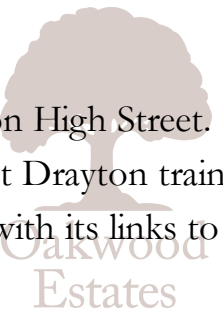


Fusing cutting-edge design with clean lines and state-of-the-art appointments this extended three bedroom semi detached property leaves no stone unturned with a complete renovation from top to toe, in this quite residential area close to local schools.

Boasting an open plan area downstairs combining the dining, living and high gloss contemporary kitchen with white granite work surfaces, two skylights, air conditioning. There is also a further downstairs reception room currently being used as a downstairs bedroom and contemporary three-piece shower room.

Further benefits include three bedrooms on the first floor and contemporary fitted family bathroom, to the rear of the garden there is an outhouse housing a usable office/ gym with modern ensuite shower room and large storage area.

Acacia Avenue is a residential road located just a short distance from West Drayton High Street. There is a variety of independent shops, doctors' surgery, primary schools and West Drayton train station (Crossrail). Heathrow Airport, Stockley Park and for the motorist the M4 with its links to London & the home counties are all close by.





## Property Information

-  THREE/ FOUR BEDROOMS
-  OPEN PLAN LIVING/DINING ROOM & KITCHEN AREA
-  HIGH GLOSS FITTED KITCHEN WITH WHITE GRANITE WORKTOPS
-  OUTHOUSE CURRENTLY USED AS A OFFICE
-  IMMACULATE CONDITION THROUGHOUT
-  END OF TERRACE FAMILY HOME
-  CONTEMPORARY DOWNSTAIRS SHOWER ROOM
-  OFF ROAD PARKING FOR THREE CARS
-  THREE BATHROOMS
-  COUNCIL TAX - BAND D (£1760.00 P/YR)

					
x4	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Interior

The main front door leads into the hallway with under stairs storage cupboard, a further storage cupboard houses a combination gas boiler that feeds the under-floor heating downstairs and doors to all ground floor rooms. A contemporary three-piece shower room with polished porcelain tiles, the front reception room is currently being used as a fourth bedroom and has window to front aspect. The living/ dining room and kitchen are all open plan providing a fantastic family room, the kitchen area has high gloss units with integrated appliances and white granite work surfaces overlooking the rear garden, opening onto a dining and living area with air conditioning, under floor heating and two skylights. The first-floor landing has doors to three bedrooms and contemporary fitted four-piece bathroom suite comprising of vanity unit with mixer taps, tiled panel enclosed bath, close coupled WC and shower cubicle with rainfall shower.

### Exterior

The front garden is blocked paved and provides off road parking for three cars and side access to the rear garden, benefitting from a block paved patio, lawned area and outhouse to the rear of the garden.

### Outhouse

A door leads into a generous sized storage area with lights and electrics, access through a door leads into what the vendors currently use as an office measuring 14 x 11. This is a universal space so could be used as a gym, office, TV room or for the hobby enthusiast a music/ or arts studio, and benefits from a window overlooking the rear garden and access to an en-suite contemporary three-piece shower room with polished porcelain tiled floor and walls.

### Council Tax

Band D

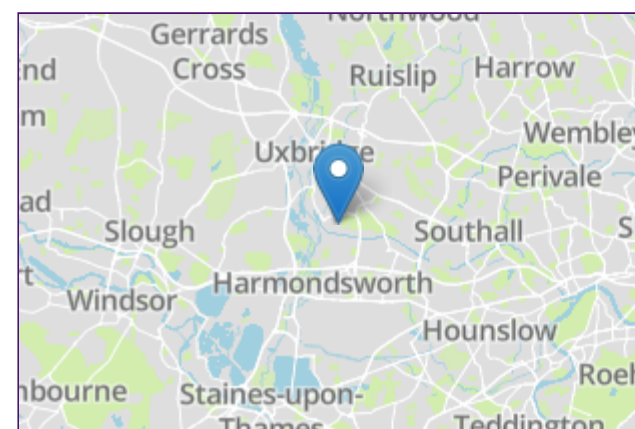
## Floor Plan

Total Approximate Floor Area  
1474 Square feet  
137 Square metres



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		87
(69-80)	C	72	
(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			