











Oakwood Estates are pleased to present to the market a Three Bed Semi Detached House on Brooklyn Way, West Drayton. Brooklyn Way is ideally located, with easy access to West Drayton High Street and its amenities, including supermarkets, cafes, restaurants, and pubs. The street is also in close proximity to several parks and green spaces, providing residents with the opportunity to enjoy the outdoors and take in the scenic surroundings. Transport links are excellent, with West Drayton train station just a short walk away, offering direct connections to London Paddington, Reading, and Oxford. Overall, Brooklyn Way is an ideal location for families, commuters, and anyone looking for a peaceful and convenient place to call home.

This property offers spacious and well-lit living spaces, including a bright and airy reception room, a modern fully fitted kitchen, and a comfortable dining area that leads to a private garden and a downstairs cloakroom. The upstairs accommodation comprises three well-proportioned bedrooms, a family bathroom, and ample storage space. The property benefits from gas central heating, double glazing, and off-street parking for two+ cars. Overall, this house on Brooklyn Way is an ideal family home, offering a peaceful and convenient lifestyle.

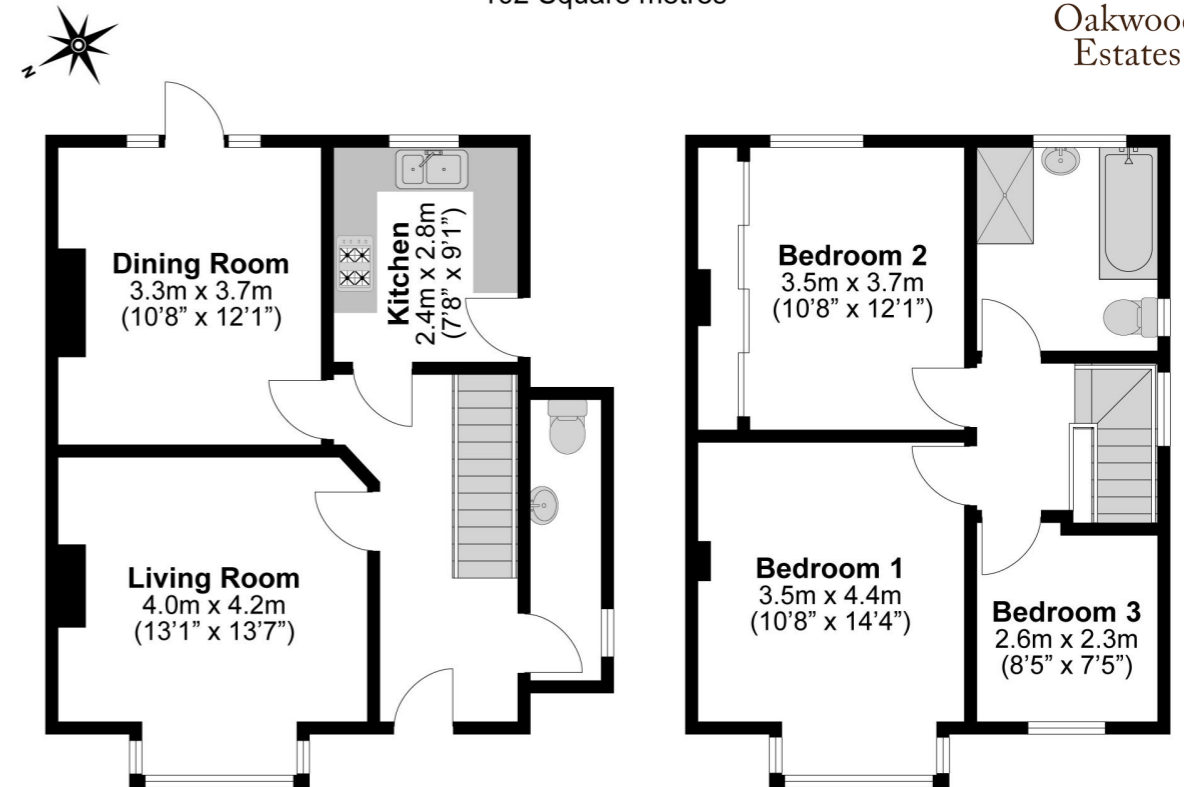


-  THREE BED SEMI DETACHED
-  CLOSE TO WEST DRAYTON STATION (CROSSRAIL)
-  CLOSE TO ALL LOCAL AMENITIES
-  OUTDOOR STORAGE ROOM
-  EPC - D
-  TWO RECEPTIONS
-  POTENTIAL TO EXTEND (STP)
-  DOWNSTAIRS W.C
-  OFF STREET PARKING
-  NO CHAIN

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

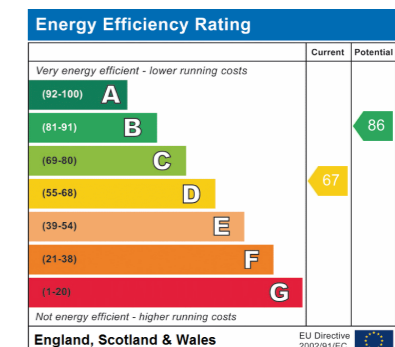
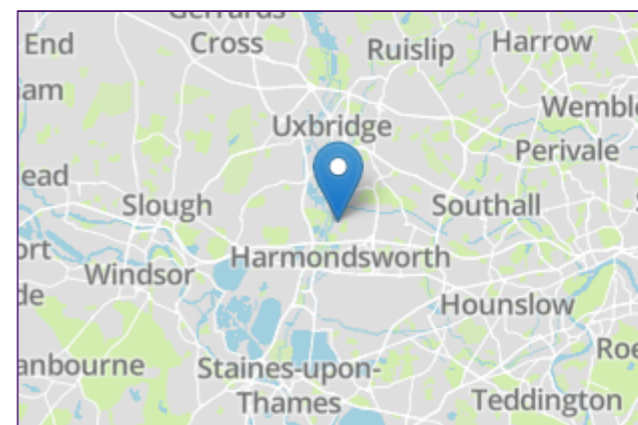


Total Approximate Floor Area
1097 Square feet
102 Square metres



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.



Front Of House
Paved to provide off-street parking for 2+ Cars.

Rear Garden
This rear garden faces southeast, which means it will receive plenty of sunlight throughout the day. The garden is mainly covered in a lush, green lawn that offers a spacious area for relaxation and recreation. Additionally, there is a sheltered seating area in the garden, which provides an excellent spot to relax and enjoy the outdoors, even during rainy weather.
The garden also includes two storage outbuildings, which can be used to store gardening equipment, tools, and other household items.

Tenure
Freehold

Council Tax
Band - E (£2,027 per year)

Mobile Coverage
4G voice and Data

Internet Speed
Ultra Fast

Transport Links
West Drayton Station
0.47 miles
Iver Station
1.3 miles
Uxbridge Underground Station
2.94 miles

Estimated Stamp Duty
First Time Buyer - £6,250
Moving Home - £15,000
Additional Property - £31,500
(based on marketed price)

Local Area
West Drayton is a suburban area located in the London Borough of Hillingdon, situated around 15 miles west of central London. The area is primarily residential, with a mix of houses and apartments. West Drayton has a long history, dating back to the Domesday Book, and it has grown and developed over the centuries. Today it is well-connected to London and other nearby areas, with good transport links including the M4 motorway and West Drayton railway station, which offers regular services to London Paddington and other destinations. There are also a range of local amenities and attractions, including shops, restaurants, and green spaces such as Thorney Park and Stockley Country Park, making it a popular and convenient place to live.

Council Tax
Band E