



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



1 Magnolia Street, West Drayton, Greater London. UB7 7UL.

Offers in Excess of £495,000 Freehold

Hilton King & Locke are pleased to bring to the market this spacious two-bedroom semi-detached home found in a popular location. This property is ideal for first time buyers and investors alike. The accommodation on offer consists of entrance porch, hallway, a 16'4ft x 10'4ft living room that has french doors leading to the garden and a 16'4ft x 13'10ft kitchen/dining room. Upstairs are the two well-proportioned bedrooms with the master bedroom benefiting from fitted wardrobes leaving ample floor space. The modern three-piece family shower room completes the upstairs.

This property benefits from a front paved driveway that provides parking for multiple cars and a rear garden which is mainly laid to lawn. There is also a garage with power.- Side access to the rear of the property that has its own drive where a car can be parked.

Location – Magnolia Street is a popular



residential road conveniently located providing good access and within easy reach of a variety of amenities including local shops including post office pharmacy & Doctors surgery, bus routes & numerous schools. Heathrow Airport & Stockley Business Park can be found just a short distance away, along with West Drayton High Street. The mainline train station provides fast and frequent service into London Paddington and the Home Counties and is a part of the Crossrail network.- 20 second walk to bus stop which maps a route between Uxbridge Underground Station and Heathrow Central and drives through the Brunel University Campus- 5 minute walk to the local Park (great for kids, has tennis and basketball courts).



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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1 Magnolia Street

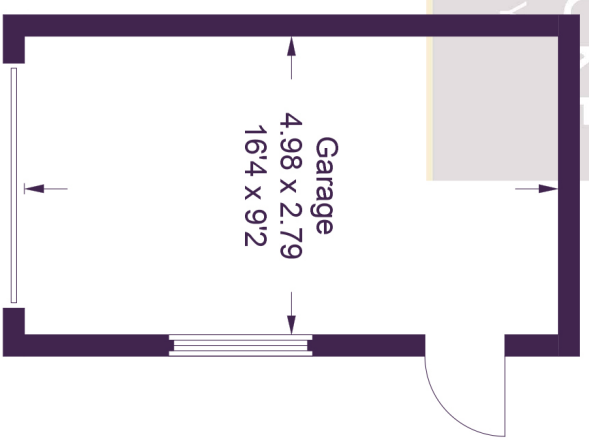
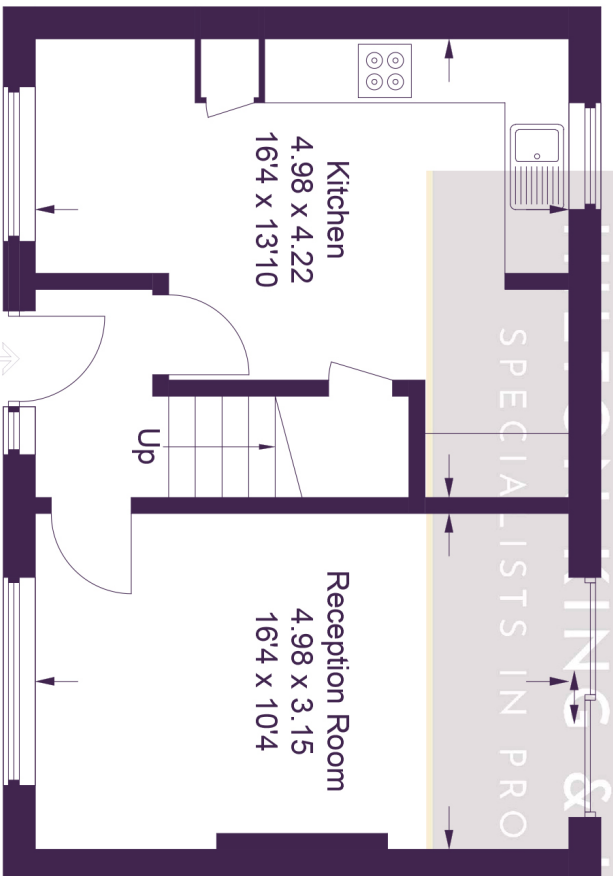
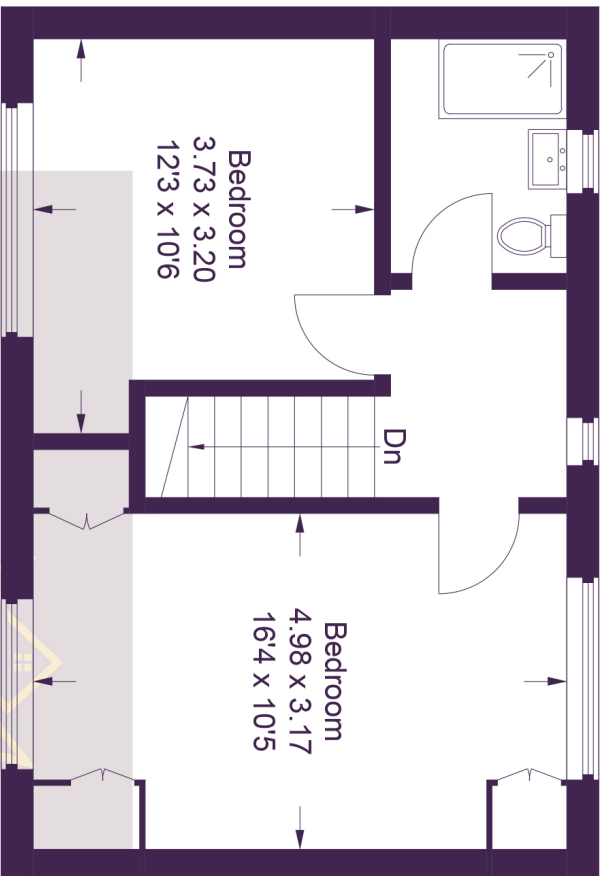
Approximate Gross Internal Area

Ground Floor = 38.5 sq m / 414 sq ft

First Floor = 38.0 sq m / 409 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 90.5 sq m / 974 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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