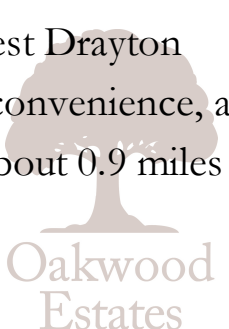


Perfect for first-time buyers or young families, this charming two-bedroom semi-detached family home offers a wonderful opportunity to settle in a vibrant community. The property is situated in a sought-after cul-de-sac location, offering a safe and peaceful environment. The house is in good condition throughout and features downstairs WC, a well-maintained 70ft rear garden, ideal for outdoor play and relaxation, and benefits from one allocated parking space.

The property is situated close to West Drayton's town centre, with its array of shops, restaurants, and amenities, as well as the proximity to West Drayton's Elizabeth line train station for easy commuting. The location is also ideal for families, with several local primary schools nearby, including Laurel Lane Primary School, West Drayton Academy, and St Martin's Church of England Primary School. For added convenience, a Tesco superstore is located approximately 0.7 miles away, and an Aldi is about 0.9 miles away. "This home is ready to move in and enjoy!"



Property Information

- **TWO BEDROOM SEMI DETACHED FAMILY HOME**
- **CUL DE SAC LOCATION**
- **WELL MAINTAINED 70FT REAR GARDEN**
- **MOMENTS FROM WEST DRAYTONS HIGH STREET**
- **THREE PIECE BATHROOM SUITE**
- **SEPARATE DOWNSTAIRS WC**
- **ONE ALLOCATED PARKING SPACE**
- **CLOSE TO WEST DRAYTON'S ELIZABETH LINE TRAIN STATION**
- **CLOSE TO LOCAL PRIMARY SCHOOLS**
- **FREEHOLD HOUSE**

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

Interior

The main front door leads into a hallway with door to downstairs WC with low level WC and wash hand basin, off the hallway is a storage cupboard and door leading to the kitchen with wall and base level units window to front aspect and space for fridge/freezer, washing machine and cooker. The living/dining area has stairs leading up to the first floor and sliding doors to the rear garden. The first floor landing has doors to all rooms staring with bedroom one with fitted wardrobes and window to rear aspect overlooking the rear garden and bedroom two has window to front aspect. Completing the first floor is a three price bathroom suite with panel enclosed bath, close couple WC, pedestal wash hand basin, airing cupboard and frosted window to front aspect.

Exterior

The property has a small front garden with a lawned area and footpath, there is a side access path down the side of the property that leads to a gate to the rear garden which is mainly laid to lawn, paved patio area, timber built shed and various flower and shrubs scattered throughout the garden.

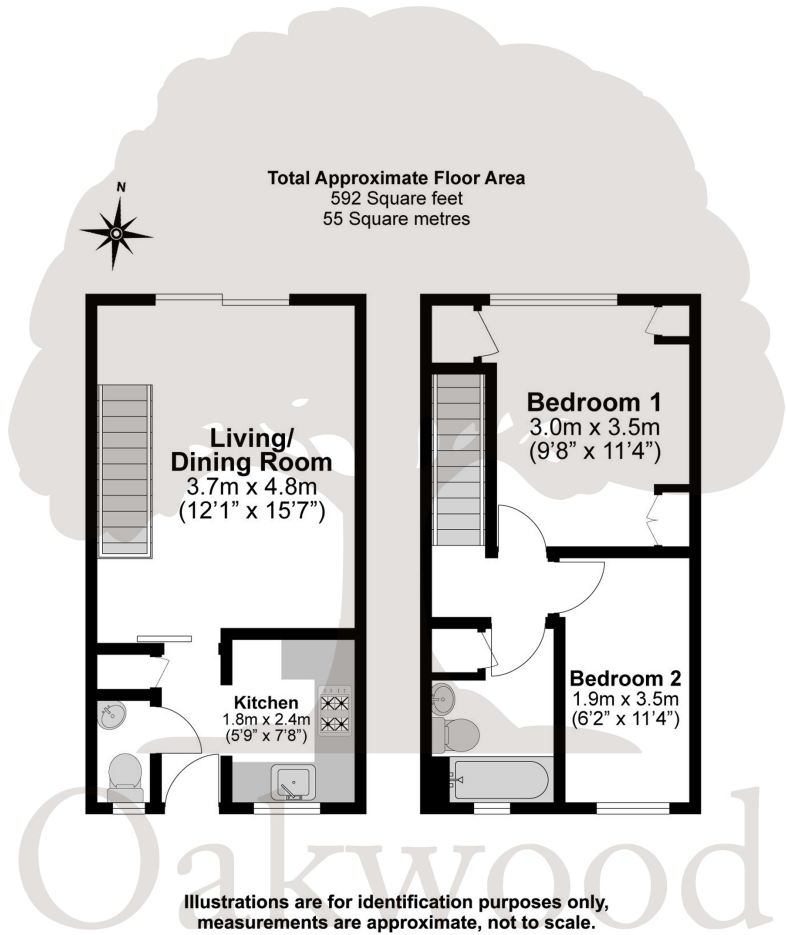
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Council Tax 2025/ 2026

Band D = £1,952.38

Floor Plan



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.

