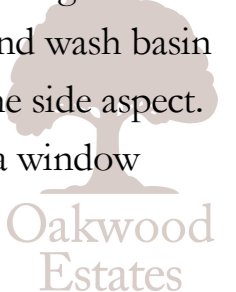




Oakwood Estates are delighted to launch to the market this two-bedroom park home, situated in Mayfield Park with the added benefit of off-street parking. The property is also just over a mile from Iver & West Drayton Stations (Crossrail). With excellent access to the local amenities and additional travel links. With driveway parking for two cars, and a garden too three aspects.

We enter the property into the entrance hallway with access to both bedrooms, the bathroom, and the kitchen. The kitchen features an assortment of eye-level and base kitchen units, a 4-ring cooker and oven, stainless steel sink with a mixer tap, and windows to two aspects. The living room has carpet to the flooring, windows overlooking two aspects, and a patio door leading to the side aspect. Bedroom two has carpet to the flooring, twin windows overlooking the side aspect, and space for a single bed. The bathroom features a low-level WC, a hand wash basin with a mixer tap, a bath with shower attachment, and a window overlooking the side aspect.

Bedroom one features carpet to the flooring, space for a double bed, and a window overlooking the rear aspect, and space for a double bed.



## Property Information

-  LEASEHOLD
-  GROUND RENT £229.88
-  OVER 45'S ONLY
-  LIVING ROOM
-  PARKING FOR 2 CARS
-  COUNCIL TAX BAND - A (£1,105 P/YR)
-  NO CHAIN
-  TWO BEDROOMS
-  20 MINUTES WALK THE LOCAL AMENITIES
-  GOOD SIZE GARDEN

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

### Front Of House

Off-street parking for two cars, a pathway leading to the front door, and an Astroturf lawn leading to the rear garden.

### Rear Garden

The rear and side garden includes a raised decking area and is mainly laid to lawn.

### Tenure

Leasehold - 99 years from the purchase date.

### Ground Rent

£229.88 per month.

### Council Tax Band

Band A (£1,105 p/yr)

### Transport

West Drayton Rail Station - 0.82 mi  
 London Heathrow Airport - 2.37 mi  
 Uxbridge Underground Station - 3.11 mi

### Supermarkets

Tesco - 0.84 miles  
 Morrison - 0.89 miles  
 Aldi - 1 miles

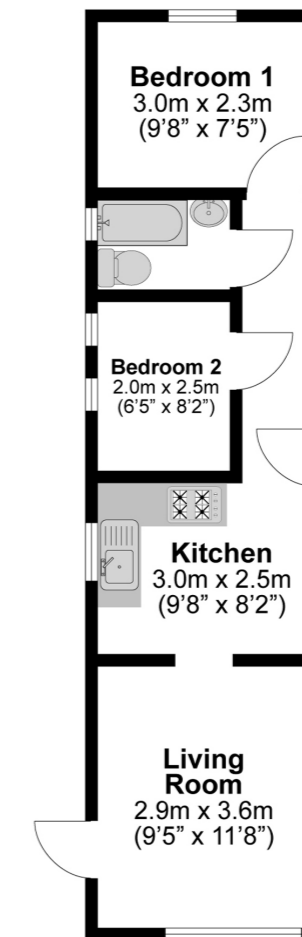
### Area

Mayfield Park is a mobile home park exclusively for the over 45s, located within close proximity of West Drayton High Street with its wide range of amenities, schools and West Drayton station. Heathrow Airport, Brunel University, Stockley Park business centre and golf course, Hillingdon Hospital and Uxbridge Town The town centres are all within a short drive/bus journey. For the motorist, the M4/M25/A40 and M40 are all close by.

## Floor Plan



**Total Approximate Floor Area**  
 419 Square feet  
 39 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.

