

Discretely tucked away at the end of a private driveway, this three double bedroom detached chalet style bungalow is an exquisite garden haven and is set in a superb, secluded position making this unique home an excellent proposition for families seeking quiet & privacy, surrounded by your own gardens.











Benefits include ensuite shower room to main bedroom, interlinked living room and dining room with door to side garden, modern fitted kitchen, and bathroom, off road parking for 3 to four cars approached via it's own electric gated driveway with further parking for 2 cars.

Situated in a quiet cul-de-sac location with its own driveway leading to electric gated entrance, positioned a 5-minute walk to West Drayton station, which benefits from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High Street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.





## Property Information

-  THREE DOUBLE BEDROOM DETACHED CHALET BUNGALOW
-  ACCOMODATING DISABLED ACCESS
-  ENSUITE SHOWER ROOM TO MAIN BEDROOM
-  WELL KEPT GARDENS SURROUNDING PROPERTY
-  EXCELLENT CONDITION THROUGHOUT
-  WALKING DISTANCE TO WEST DRAYTON STATION
-  DOWNSTAIRS BATHROOM
-  TWO RECEPTION ROOMS
-  GATED PARKING FOR FOUR CARS
-  QUIET SECLUDED LOCATION

					
x3	x2	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Interior

The entrance and most of the doorways are catered for disabled living with slightly wider than average door frames, the main front door leads through into the entrance hallway, with doors to all rooms. The dining room has double aspect windows to both front and side and interconnects to the living room, this has double doors to rear aspect and window to side aspect. Bedroom three situated on the ground floor with front aspect window, there is a modern three-piece bathroom and modern kitchen that completes the ground floor area. Stairs leading from the hallway up to the first-floor landing accessing two large double bedrooms, one with an ensuite shower room, both having Velux windows.

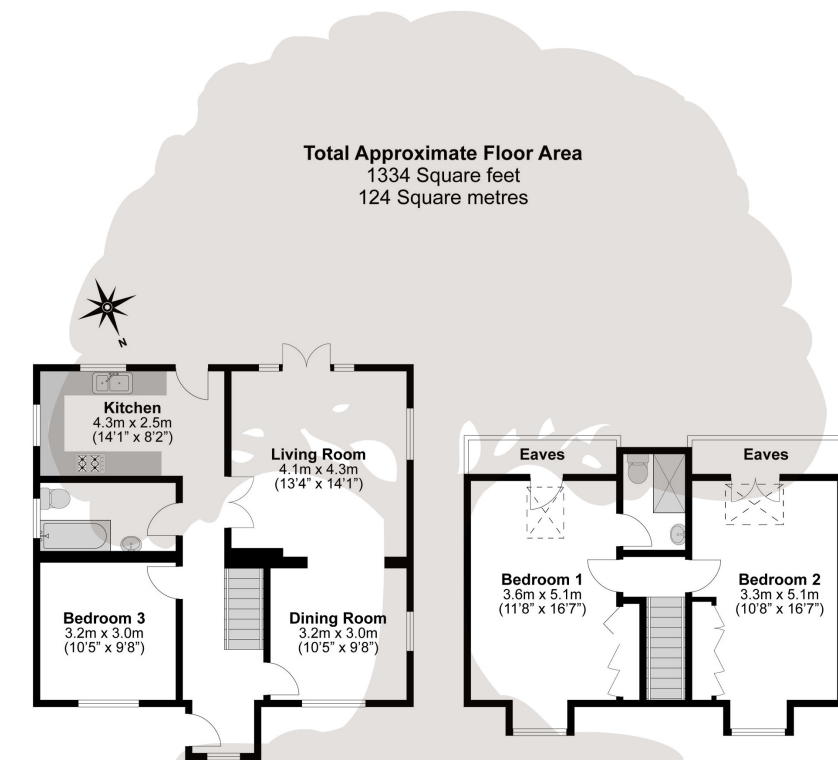
### Exterior

The property is approached via its own driveway leading to an electric gated entrance, this driveway could provide parking for a further two cars if needed. The gate opens into a gravelled area, which provides parking for a further 3 cars. A path leads around the property, taking you to a lawned area with decking to provide a sun trap area suitable for either table and chairs or sun loungers. To the rear of the property there is a patio area with a covered brick built barbeque area, housing a covered cooking area with work surfaces and storage cupboard, this provides a superb outside area for families who enjoy real alfresco dining. The patio extends out to a further lawned area and timber built shed.

### Location

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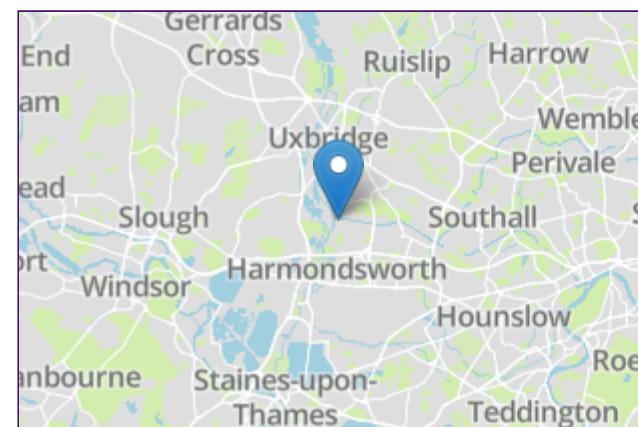
## Floor Plan



Oakwood Estates

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+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC</span>			