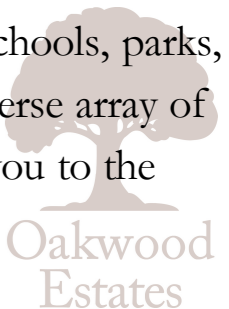




Fresh interiors and an exceptional sense of light, space and privacy provide easy living in this stylish modern two-bedroom middle terraced family home. Benefits include a generous sized lounge opening into a good-sized modern kitchen, there is a lean too to rear aspect, two double bedrooms and the property is freehold.

The back garden is a lovely outdoor space, complete with a shed for additional storage, ensuring you have plenty of room to store gardening tools or outdoor equipment. This private garden area is perfect for enjoying warm summer days or hosting outdoor gatherings.

Located in a sought-after family friendly neighbourhood minute from schools, parks, with an effortless walk to West Drayton town centre, replete with a diverse array of shops, amenities, and the easily accessible train station, connecting you to the Crossrail/Elizabeth Line.

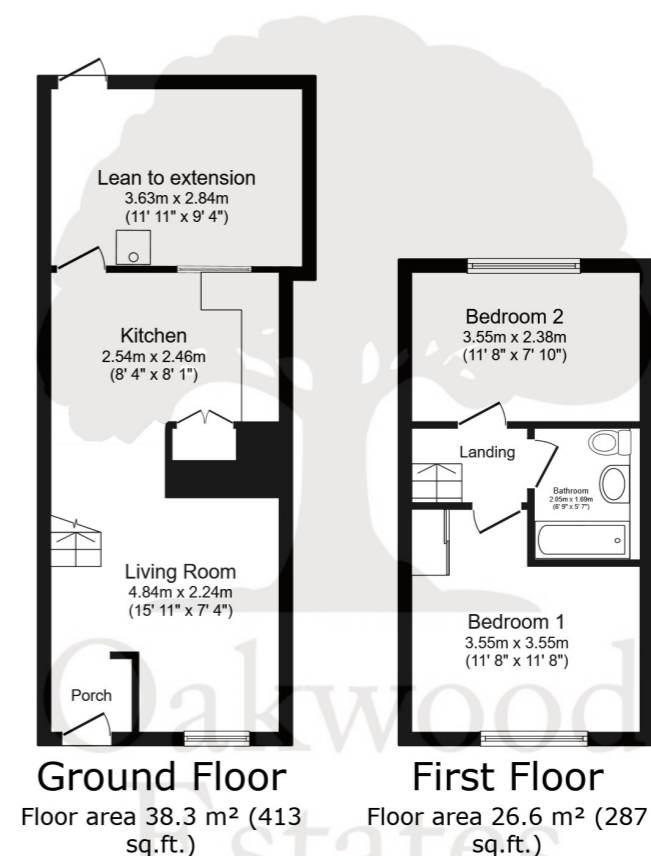


## Property Information

-  BACK GARDEN WITH STORAGE FACILITIES
-  EPC - C
-  MIDDLE TERRACED FAMILY HOME
-  TWO DOUBLE BEDROOMS
-  LEAN TOO ADDED TO GROUND FLOOR
-  THROUGH LOUNGE LEADING TO KITCHEN
-  COUNCIL TAX BAND D
-  FREEHOLD PROPERTY
-  QUIET SECLUDED LOCATION
-  NEWLY FITTED GAS CENTRAL HEATING

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



TOTAL: 65.0 m<sup>2</sup> (699 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



### Interior

The main front door leads into an entrance hall open plan to the living area, with window to front aspect and opening to the kitchen, providing a breakfast area with enough space for a small table and chairs, modern units and door leading to a lean too. This area has the newly fitted combination boiler and access to the rear garden.

Stairs from the living area lead up to the first-floor landing providing access to the loft space and door to bedroom one with front aspect window. A modern three-piece bathroom also leads from the first-floor landing with storage cupboard, while bedroom two overlooks the rear gardens and enjoys views over the community green.

### Exterior

The front garden is mainly gravelled and is enclosed by a fence/ railing, which can quite easily be converted to off road parking for one car subject to applying for a dropped kerb through Hillingdon council.

The rear garden is approx.50 ft long and has a small timber built shed and is mainly covered in AstroTurf.

### Location

Holly Gardens is in the vibrant town of West Drayton which is positioned on the western edge of the Capital. This means it is superbly placed to easily access Central London, with frequent services to London Paddington in less than 25 minutes from the West Drayton Station (Crossrail/ Elizabeth line). The property is within a short walk from the station. Other benefits are good access to M4 and M25 motorways and convenient transport links into London and nearby Uxbridge Town Centre. Local shops and cafes are also minutes from the property, which adds to the diversity and accessibility of the location.

