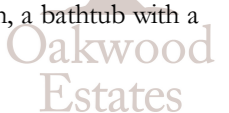












Introducing an exquisite two-bedroom mid-terraced property, Oakwood Estates proudly presents this charming residence. Boasting a south-facing rear garden, thoughtfully designed for low-maintenance, complete with a delightful summerhouse/cabin. Conveniently located, it is a mere five-minute stroll to West Drayton Station (Crossrail/Elizabeth Line) and the abundance of local amenities. The property offers a generously sized living room, a well-proportioned kitchen, two double bedrooms, and a stylish bathroom. Ideal for both first-time buyers and astute investors, this property presents a prime opportunity.

Upon entering the property, we are welcomed into a spacious entrance hallway. Here, the stairs gracefully ascend to the first floor, accompanied by a convenient cupboard underneath. The hallway branches off, offering access to both the kitchen and reception room. To the left-hand side, the well-appointed kitchen awaits, boasting a front-facing window that bathes the space in natural light. The kitchen is equipped with a wall-mounted boiler, a combination of eye-level and base kitchen units, a twin stainless steel sink with a drainer and mixer tap, ample wooden worktop space, provisions for a range-style oven and hob, as well as ample room for a washing machine, fridge, freezer, and a cosy kitchen table. Adjacent to the kitchen, we find the generously sized reception room. It features twin windows that overlook the serene rear garden and a door that leads to it. This versatile space accommodates large living room furniture and is adorned with comfortable carpet flooring.

Ascending to the first floor, we discover a well-designed layout consisting of two ample double bedrooms, a family bathroom, and a convenient storage cupboard. Bedroom one impresses with its spaciousness and offers a rear-facing window that invites abundant natural light. This room easily accommodates a kingsized bed and provides the added convenience of a built-in wardrobe. Bedroom two also enjoys a rear-facing window, providing a pleasant view, and offers ample space for a comfortable double bed. A built-in wardrobe adds to the functionality of the room. Completing the first floor, the family bathroom boasts a front-facing window, ensuring ample natural light. It is equipped with a low-level WC, a hand wash basin with a vanity unit beneath, a bathtub with a shower attachment, and tiled walls.



## Property Information

-  LEASEHOLD - 77 YEARS REMAINING
-  COUNCIL TAX BAND D (£1,658 P/YR)
-  TWO DOUBLE BEDROOMS
-  CUL DE SAC LOCATION
-  CLOSE TO STATION (CROSSRAIL)
-  SERVICE CHARGE - £121.32 PER YEAR
-  ALLOCATED PARKING
-  SOUTH FACING REAR GARDEN
-  EPC - C
-  SUMMERHOUSE WITH ELECTRICS

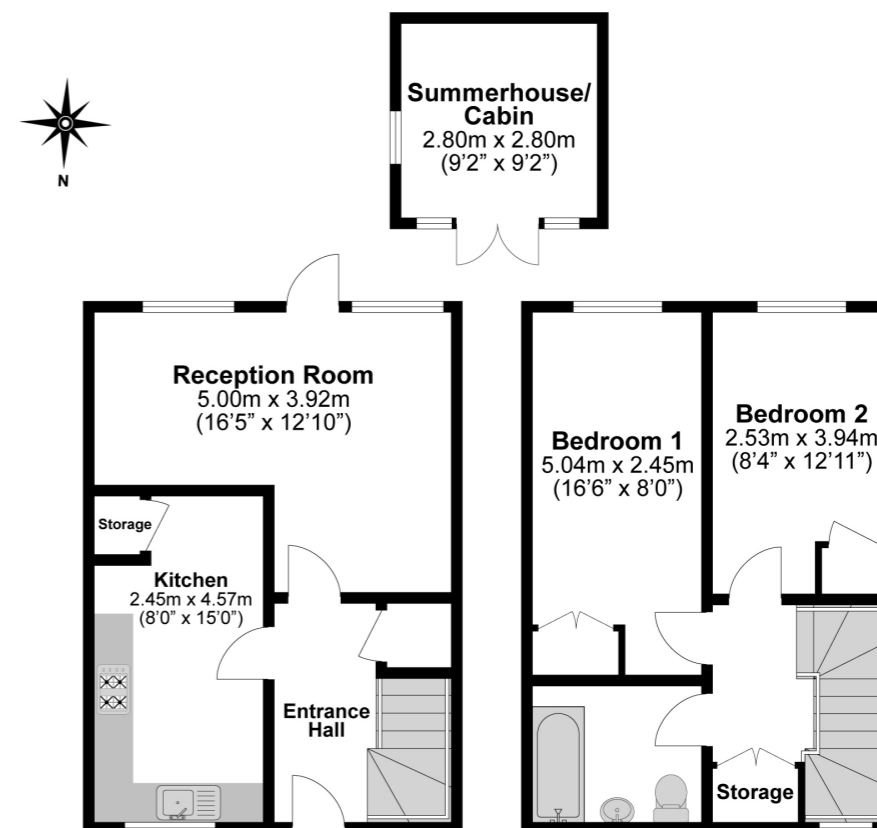
					
x2	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

**Total Approximate Floor Area**  
841 Square feet  
78 Square metres



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.

### Front Of House

At the front of the property, there is a pathway that guides you to the welcoming front door. Adjacent to the pathway, there is a neatly maintained lawn area, adding to the visual appeal. Additionally, the property benefits from an allocated parking space for your convenience.

### Rear Garden

The rear garden benefits from being south facing enabling the property to enjoy the sun throughout the day, with a good size patio that is perfect for a table and chairs, a gravel area, and a stone pathway leading to the Summerhouse/Cabin.

### Summerhouse/Cabin

The spacious summerhouse/cabin presents a versatile space that can serve as an ideal guest bedroom, office, or gym, providing ample room for various purposes.

### Tenure

Leasehold - 77 years remaining

The annual service charge for ground maintenance amounts to £121.32.

### Council Tax

D (£1,658 p/yr)

### Plot/Land Area

0.03 Acres (128.00 Sq.M.)

### Transport

West Drayton Station - 0.16 miles

Uxbridge Underground Station - 2.56 miles

London Heathrow Airport - 2.62 miles

### Schools

St Matthew's CofE Primary School - 0.25 miles

The Skills Hub - 0.4 miles

St Catherine Catholic Primary School - 0.41 miles

Rabbsfarm Primary School - 0.5 miles

West Drayton Academy - 0.5 miles

The Young People's Academy - 0.59 miles

Laurel Lane Primary School - 0.72 miles

St Martin's Church of England Primary School - 0.83 miles

Park Academy West London - 0.93 miles

Moorcroft School - 1.06 miles

### Area

West Drayton is a town located in the London Borough of Hillingdon, England. It is situated approximately 15 miles west of central London. West Drayton offers convenient transportation links, with its own railway station providing access to the Crossrail/Elizabeth Line. This allows for easy commuting and travel to various destinations within London and beyond. The town also boasts a range of local amenities, including shops, restaurants, schools, and recreational facilities, making it a desirable place to live.

