



An exceptionally designed two bedroom middle terraced family home that has been transformed into an urban oasis for uncompromising luxury living with a stunning contemporary edge, fitted out with premium finishes and state-of-the-art inclusions.

Benefits include a recently fitted high gloss contemporary kitchen, downstairs WC, good sized lounge, recently fitted contemporary three piece shower suite, off road parking for one car and garage with secure electric roller shutter door. In all a perfect family home, with fresh focus on light and space, this striking contemporary home offers a lifestyle of impeccable taste and quality over two spacious levels.

Milburn Drive is a popular residential road with a cul-de-sac feel in West Drayton, situated just a short walk from the high street with all its local shops and amenities including West Drayton (Elizabeth Line) railway station. Just a short drive away is Uxbridge town centre with its multitude of shopping facilities, Metropolitan and Piccadilly line tube station, restaurants and bars. West Drayton academy is 0.1 miles away, while both St Matthew's CofE & Laurel primary schools are 0.6 miles away, making this an ideal family starter home.

Property Information

Floor Plan

- TWO BEDROOM MIDDLE TERRACE FAMILY HOME
- ONE ALLOCATED PARKING SPACE
- SECLUDED REAR GARDEN
- DOWNSTAIRS WC
- RECENTLY UPDATED AND REDECORATED THROUGHOUT
- CONTEMPORARY FITTED HIGH GLOSS KITCHEN
- GARAGE WITH ELECTRIC ROLLER DOOR
- QUIET AND SOUGHT AFTER LOCATION
- CONTEMPORARY FITTED THREE PIECE SHOWER ROOM
- EXCELLENT CONDITION THROUGHOUT

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

Milburn Drive, Yiewsley, West Drayton, UB7

Approximate Area = 584 sq ft / 54.2 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 731 sq ft / 67.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Oakwood Estates Property Agents Ltd. REF: 1214109



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 the hallway with housing storage cupboard and door to down stairs WC, sporting a close couple WC, vanity unit and corner cabinet. The kitchen also situated of the hallway has recently been updated to a high gloss contemporary fitted kitchen with window to front aspect, space for washing machine and fridge/ freezer and integrated over hob and extractor. Completing the ground floor is the lounge with sliding doors to rear aspect, laminate flooring and stairs leading up to the first floor landing. Upstairs Bedroom one accessible off the landing has window to rear aspect, fitted wardrobes and cupboard space, stripped wood floorboards and has a clean fresh appearance. Bedroom two is currently being used as an office but also has stripped wood floorboards and window to front aspect. Completing the first floor is a contemporary fitted three piece shower room comprising of a double length shower cubicle, vanity unit and close coupled WC, heated towel trail, partly tiled walls and tiled floor.

Exterior

The front garden is a small garden which is mainly laid to lawn, the rear garden extends approx. 40ft and the owners have told us they will be fitting a new patio, while the remaining garden is mainly shingle pea gravel. The garage is in a block of two garages with an electric roller shutter door and pitched roof providing ample storage space for either garaging a door or a storage solution. In front of the garage there is an allocated parking space and a further three visitors parking spaces in front of the property used by the four properties situated in this small arm off Milburn Drive.

Location

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Council Tax

Band D

