









Ash Grove, Yiewsley, West Drayton, UB7 8BL

- Three bedroom house
- No onward chain
- Double glazing
- convenient location
- Semi detached
- Large rear garden
- Gas central heating

Asking Price £495,000

Description
The property features well-proportioned accommodation throughout, with a spacious reception room, a fitted kitchen, and three good-sized bedrooms. To the rear, the home benefits from a large garden, providing ample outdoor space and excellent scope for a rear extension (subject to planning permission).
Additional benefits include off-street parking to the front and the significant advantage of no onward chain.
Conveniently located close to local amenities, schools, and transport links, this property presents an excellent opportunity to create a long-term family home.

Accommodation
The accommodation briefly comprises an entrance hall with built-in storage. The reception room provides both living and dining space, benefiting from double glazed windows to the front and rear aspects, allowing for plenty of natural light.
The kitchen is fitted with a range of storage units and drawers, complemented by ample work surfaces. It features an inset stainless steel sink, a gas hob with an electric oven below, and an extractor hood above. There is also space for additional appliances, a wall-mounted boiler, two side-aspect double glazed windows, and a rear-aspect double glazed door leading out to the garden.
To the first floor, there are three well-proportioned bedrooms, along with a family bathroom comprising an enclosed bath, wash basin, WC, and a side-aspect double glazed window.

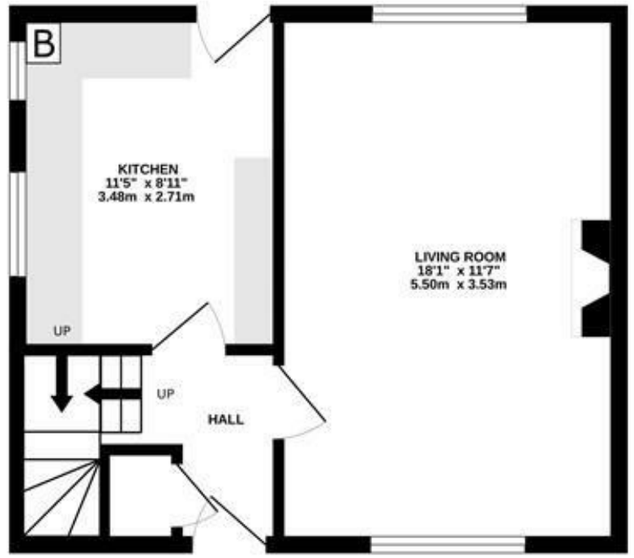
Outside
To the rear, the property boasts a large enclosed garden, mainly laid to lawn with a paved patio area and is complete with a timber shed and convenient side access.
At the front, there is an area of garden.

Situation
West Drayton offers excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

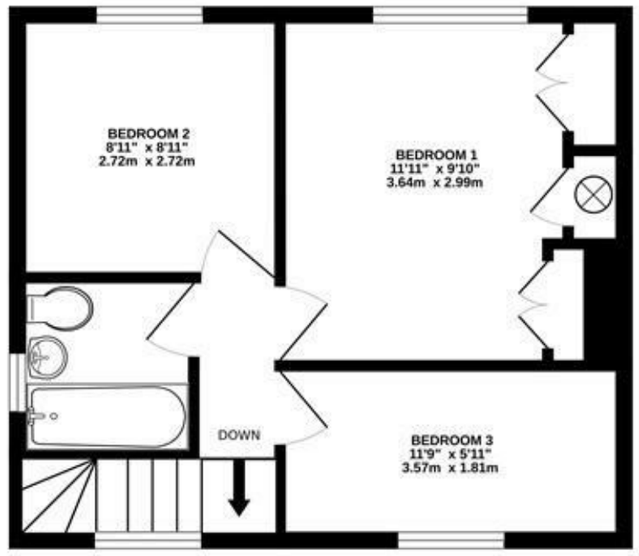
Terms and notification of sale
Tenure: Freehold
Local Authority: London Borough Of Hillingdon
Council Tax Band: D
Current EPC Rating: D

IMPORTANT NOTICE
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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