

Dell Road

West Drayton • • UB7 9HN

Guide Price: £485,000



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An very well appointed three bedroom terraced family home found in a great location and offering further potential to extend subject to usual planning consent. The ground floor is made up of a spacious living room that leads through to the open plan dining area and fitted kitchen, as well as an attractive four piece family bathroom. Upstairs you have three well proportioned bedrooms.

Three bedroom

Terraced

Extended

Good condition throughout

16ft Living room

18ft Kitchen/dining area

Driveway for two cars

Potential to extend (STPP)

No chain

Great location

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

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Outside

The rear garden is mostly paved which makes for very low maintenance, there is also a small area that is laid to lawn. To the front there is a driveway for two cars.

Location

The Dell is a popular residential road conveniently located, providing good access and within easy reach of a variety of amenities including local shops, bus routes & numerous schools. Heathrow Airport & Stockley Business Park can be found just a short distance away, along with West Drayton High Street. West Drayton train station (Elizabeth Line) provides fast and frequent service into London Paddington and the Home Counties.



Schools:

Cherry Lane Primary School 0.3 miles
West Drayton Primary School 0.3 miles
Laurel Lane Primary School 0.4 miles



Train:

West Drayton Station 0.7 miles
Iver Station 1.9 miles
Hayes & Harlington Station 2.0 miles



Car:

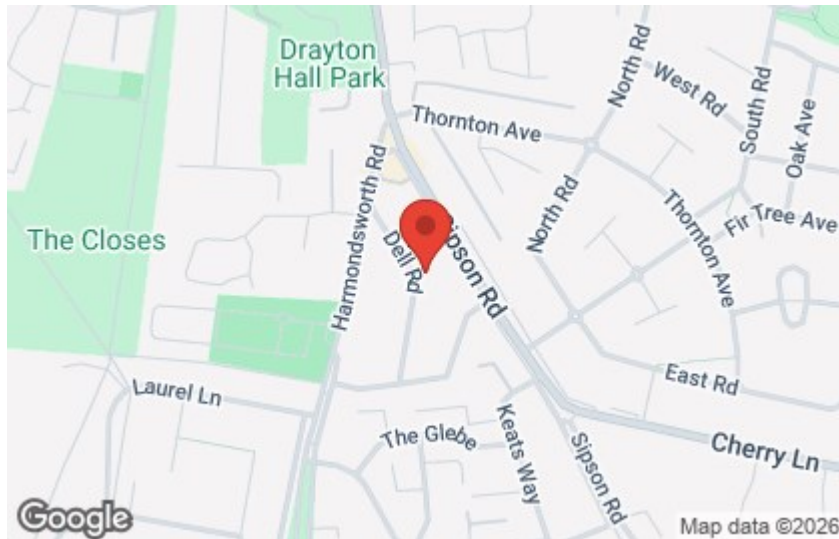
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



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TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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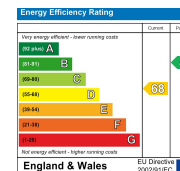
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