

Holly Gardens

West Drayton • Middlesex • UB7 9PE

Guide Price: £415,000



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Situated in a popular residential location, this well-presented two-bedroom terraced home is offered to the market in great condition throughout and is ready for its next owners to move straight into. Perfect for first-time buyers, downsizers or investors alike, the property combines bright and practical living accommodation with a generous rear garden ideal for entertaining.

The ground floor comprises a spacious living room to the front of the property, providing a comfortable space to relax, which flows through to a modern kitchen/dining room with ample storage and workspace. To the rear, a bright conservatory offers an additional reception area overlooking the garden, making it an ideal family room, dining area or home office.

Upstairs, there are two well-proportioned bedrooms, both offering excellent accommodation, alongside a contemporary family bathroom.

Two-bedroom terraced home

Excellent condition throughout

Spacious living room

Modern kitchen/dining room

Bright conservatory overlooking the garden

Large rear garden

Decking area ideal for entertaining

Ideal first-time purchase or investment opportunity

Close to station (Elizabeth Line)

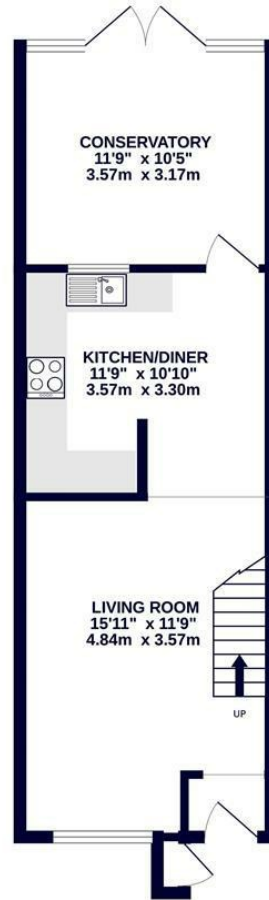
EPC rating - C

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.





GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.8 sq.m.) approx.

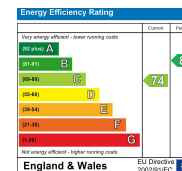
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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