

# Wykeham Close

West Drayton • • UB7 0LH

Guide Price: £515,000



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est 1986

# Wykeham Close

West Drayton • • UB7 0LH

A beautifully presented three-bedroom family home, situated in a popular residential location and offered to the market in very good condition throughout. The property provides spacious and well-proportioned accommodation, making it an ideal choice for families and first-time buyers alike.

The ground floor comprises a welcoming entrance hall, a generous living room featuring a fireplace, a separate dining room and a well-appointed kitchen.

To the rear, a bright conservatory provides additional living space and access to the garden. Upstairs, there are three bedrooms, including a spacious principal bedroom, along with a family bathroom.

Externally, the property benefits from a pleasant rear garden with a patio area, ideal for outdoor dining and entertaining. To the front, there is a driveway providing off-road parking, as well as a detached garage.

Three-bedroom family home

Very good condition throughout

Spacious living room with feature fireplace

Well-appointed fitted kitchen

Bright rear conservatory

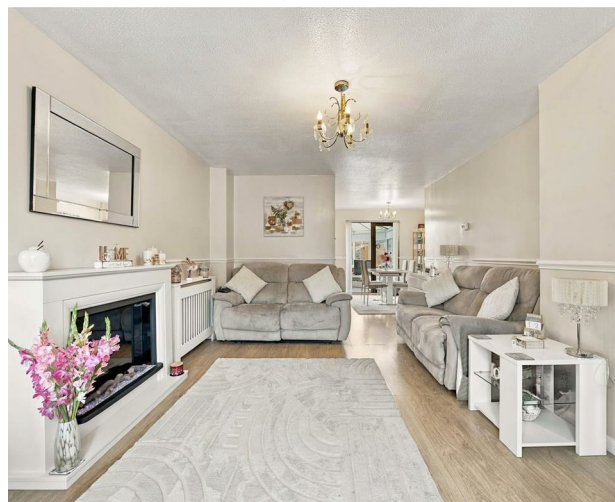
Attractive rear garden with patio area

Driveway providing off-road parking

Separate garage and popular residential location

Ideal for first time buyers

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.

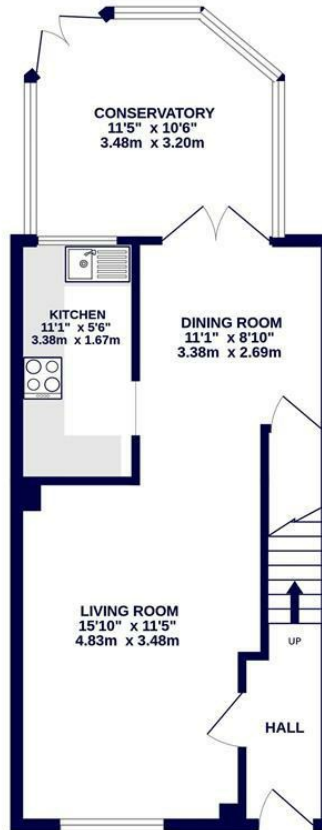




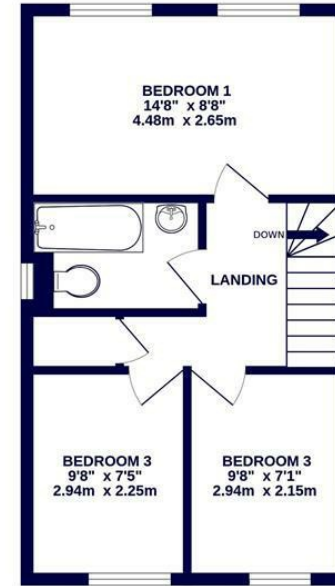
OUTBUILDING  
129 sq ft. (12.0 sq.m.) approx.



GROUND FLOOR  
492 sq ft. (45.7 sq.m.) approx.



1ST FLOOR  
383 sq ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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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| Energy Efficiency Rating                             |         |        |
|------------------------------------------------------|---------|--------|
| Very energy efficient - lower running costs          | Current | Target |
| 95-100 A                                             |         |        |
| 81-94 B                                              |         |        |
| 69-80 C                                              |         |        |
| 55-68 D                                              |         |        |
| 49-54 E                                              |         |        |
| 45-48 F                                              |         |        |
| 35-44 G                                              |         |        |
| Below 35 Not energy efficient - higher running costs |         |        |
| England & Wales EPC Directive 2002/91/EC             |         |        |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.