

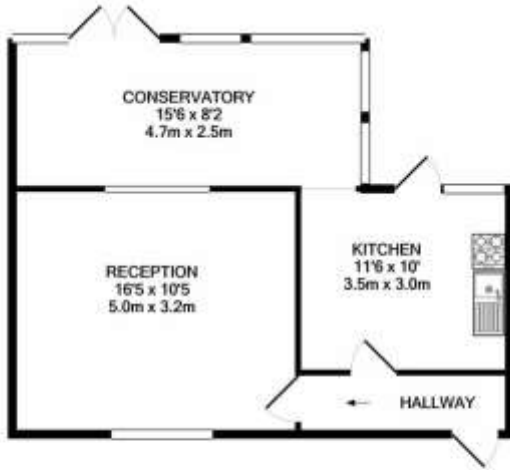


Lavender Rise | West Drayton | UB7 9AP

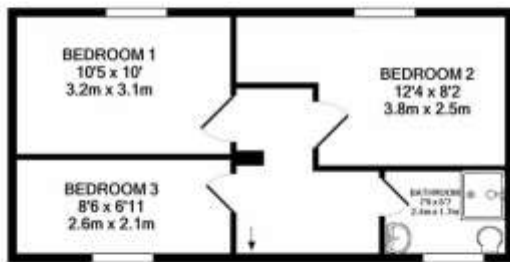
£425,000

Hiltons Estates brings to the market this larger than average Mid-Terraced property. Situated within a popular patch of West-Drayton, this spacious property comprises of a reception room, fully-fitted kitchen, additional conservatory and 75ft garden on the ground floor. The upstairs landing leads to 3 spacious bedrooms, family bathroom and additional lobby area. Viewings highly recommended for first time buyers and investors benefitting from a great rental yield. Situated within a great area of West Drayton as the station and Stockley park are very close. Other advantages that accompanies the property includes the great transport links nearby.

- Spacious Three Bedrooms
- Moments from Local Amenities
- Easy Access to Great Transport Links
- Garden is a massive 75ft!!!
- Priced To Sell!!!



GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(48.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.4 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan 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 buyer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements