



Fairfield Road | West Drayton | UB7 8EY

POA

DESCRIPTION Hiltons Estates presents this desirable Freehold property for investors featuring 2 separate flat units one studio on the ground floor and 2/3 bedroom first floor maisonette. The ground floor unit boasts 1 reception/good sized bedroom, a separate fitted kitchen, and spacious bathroom. Moreover the first floor flat maisonette consists of 2/3 bedroom, bathroom and a well maintained kitchen. The property also benefits from vehicle access available from the rear of the property or has potential to extend further (STTP). Not an opportunity to miss! Call now to book your viewing!!

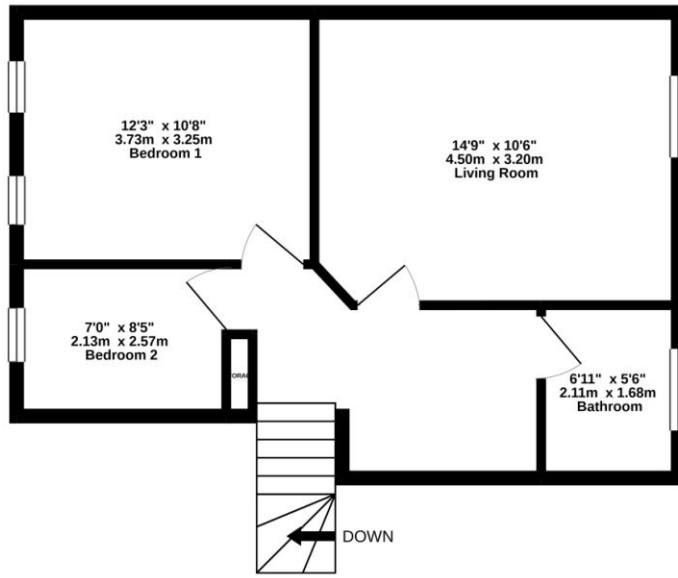
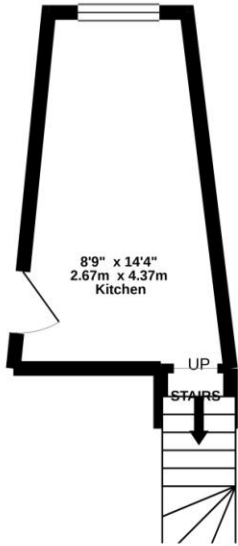
- Two Separate Dwellings
- Potential for Further Extension (STTP)
- Within Easy Reach of West Drayton Mainline
- Great Rental Investment
- Freehold Property



GROUND FLOOR
109 sq.ft. (10.1 sq.m.) approx.



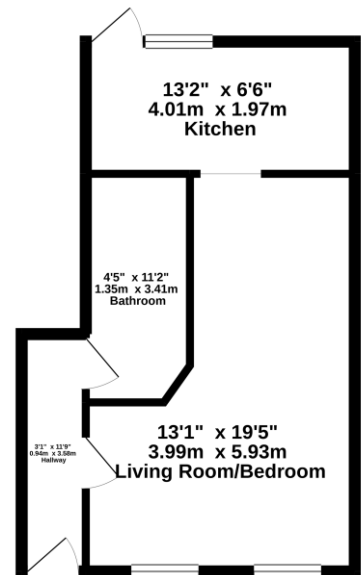
FIRST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.4 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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GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 378 sq.ft. (35.1 sq.m.) approx.

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Contact Details

36 Station Road
West Drayton
UB7 7DD

www.hiltons-estates.com
ankita@hiltons-estates.com
01895 320 333

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