

**ALLDAY  
& MILLER**



New Garden Drive, West Drayton, UB7 7JB  
**£415,000**

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- Two Bedrooms
- Terraced House
- No Upper Chain
- Good Rental Potential
- Freehold
- Modern Bathroom
- Easy Reach Of West Drayton Station
- Ideal First Time Purchase

## Description

This house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property is in good condition, ensuring a smooth transition for its new owners.

Upon entering, you are welcomed by a spacious reception and dining room, the fitted kitchen is both practical and functional.

The first floor boasts two generously sized bedrooms, offering plenty of room for relaxation and personalisation. A well-appointed bathroom completes this level, catering to the needs of the household.

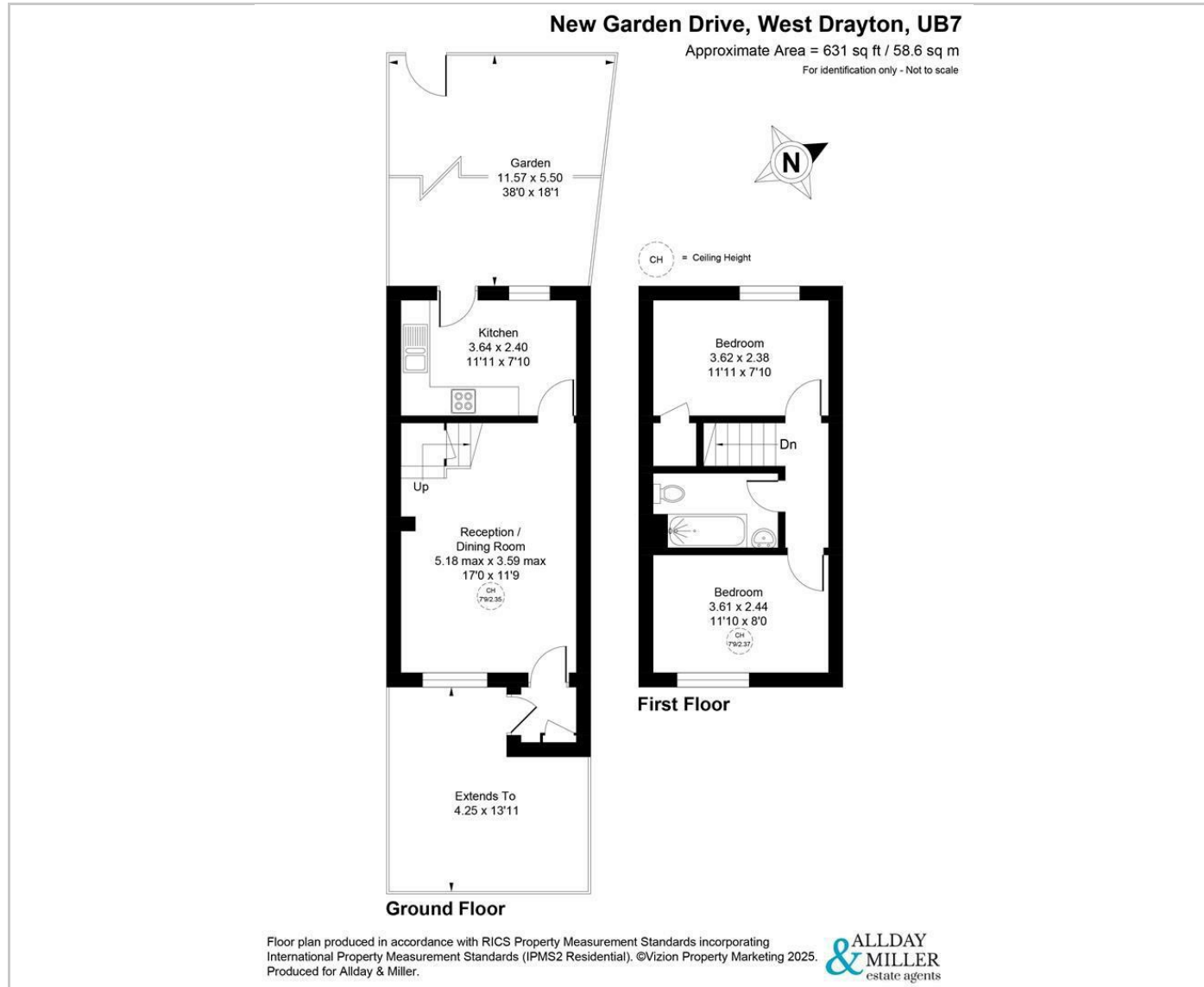
The exterior of the property features a low-maintenance front garden that leads you to the entrance. At the rear, a private garden, mainly laid to lawn, provides a tranquil outdoor space for dining and entertainment.

## Situation

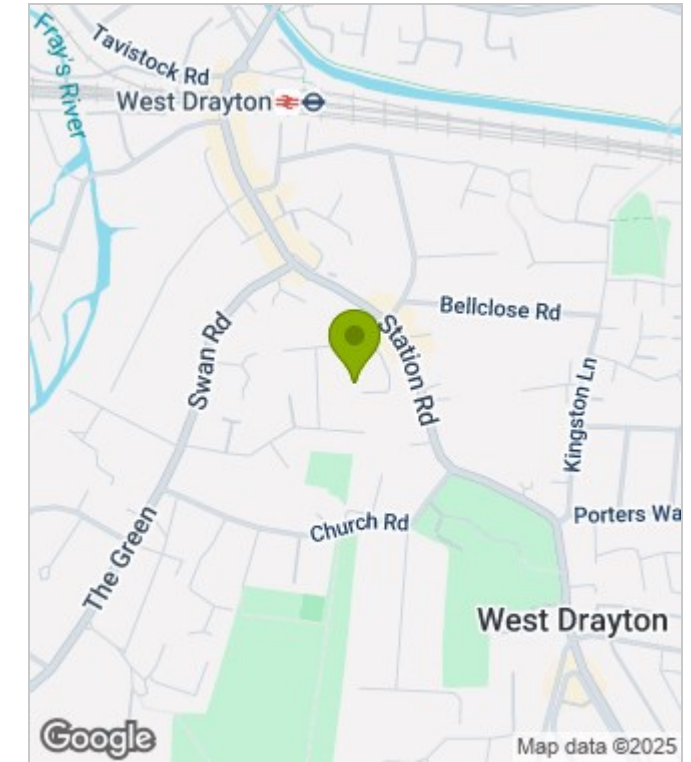
New Garden Drive in the heart of West Drayton. West Drayton station is just a short drive away, having excellent transport connections into London and with the benefit of the Crossrail network. The Crossrail (Elizabeth) Line runs a fantastic non-stop service to central London. Uxbridge town centre is also close by with its variety of local shops, restaurants, take aways, bars, gyms and a cinema. The M4 and M25 motorways are easily accessible as is Heathrow Airport. A number of high regarded schools also in the local area including Colham Manor primary school and West Drayton Academy.



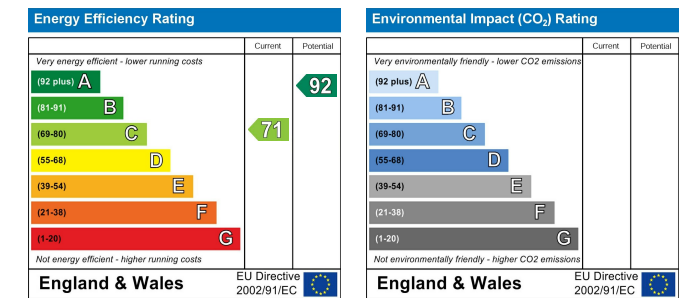
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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