



Bell Avenue, West Drayton, UB7 9LJ

GREAT VALUE 3 BEDROOM HOUSE / NO UPPER CHAIN:

A superb opportunity to acquire a 3 bedroom terraced house available for sale with no upper chain. Benefits include double glazed windows and doors, gas central heating, block paved off street parking and enclosed rear garden. Ideal for those looking for a realistically priced family home or as a rental investment, the property features an entrance porch, spacious lounge with feature fireplace, bathroom with electric shower and fitted kitchen to the ground floor and 3 bedrooms to the first floor.

Situated in a popular residential area near local shops and bus routes to West Drayton mainline station to Paddington, Hounslow and London Heathrow Airport. The M4 / M25 motorway network and Stockley Business Park and golf course are just a short drive away.

Asking Price £450,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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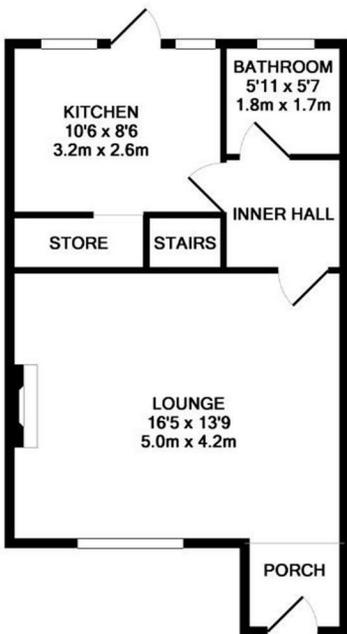
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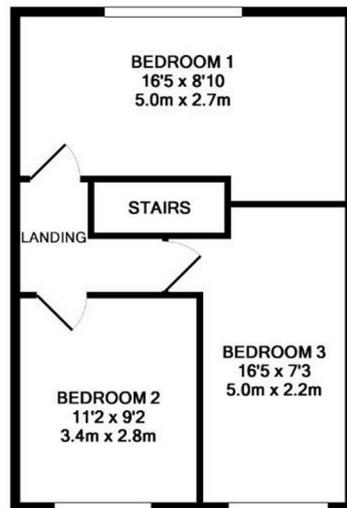
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GROUND FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.1 SQ.M.)

Whilst every attempt 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 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

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>65</p>	<p>79</p>

England & Wales EU Directive 2002/91/EC 

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