



## 45 Lavender Rise, West Drayton, Middlesex, UB7 9AP

Welcome to your new home! Nestled in an ideal location just off Stockley Road, this inviting 3/4 bedroom property offers a perfect blend of modern comfort and convenient living.

As you step inside, you'll find a spacious hallway with an abundance of storage. From the hallway you can step inside the living room, providing the perfect space for relaxation and entertainment. The modern kitchen equipped with appliances including fridge, freezer, oven and stove. Adjacent to the kitchen and living room, a conservatory bathes the space in natural light, creating a warm and welcoming atmosphere.


The property features three to four well-appointed bedrooms, ensuring ample space for your family or guests. The convenience of a family shower room adds a practical touch to this charming home, allowing for easy morning routines.

For those who work from home or desire a dedicated space for study, an additional office room provides the perfect solution. This versatile room offers privacy and tranquility, allowing you to focus on your tasks.

Step outside and discover the large garden, a green oasis where you can unwind and enjoy outdoor activities. The

- Four Bedroom
- Large Livingroom
- Large Garden
- Off Street Parking
- Close To M4
- Close To Heathrow Airport
- Close To All Amenities
- Contact Us Today To Arrange A Viewing

**£2,350**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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