



- TWO Double Bedrooms
- No Chain
- Short Distance To West Drayton Train Station
- Short Distance To Stockley Park
- Driveway
- Terraced House
- Allocated Parking
- EPC Rating B
- Easy Access To M4 / M25 Motorways

Lakin & Co are pleased to present this modern, well maintained Chain Free TWO bedroom terrace house located in one of West Drayton's premier developments.

With neutral décor throughout the property comprises; a bright and spacious lounge with patio doors leading out onto a well maintained private rear garden, with kitchen and downstairs w/c.

The first floor comprising a family bathroom and TWO double bedrooms. There are also the added benefits of double glazing, community heating and allocated parking.

A short distance to West Drayton High Street and Train Station and conveniently located for easy access to LHR Airport, Stockley Business Park, Hillingdon Hospital and M4 / M25 motorways making this an ideal location for the commuter.

Price - £450,000

Tenure - Freehold

Local Authority - Hillingdon Council

Council Tax Band - D

Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.

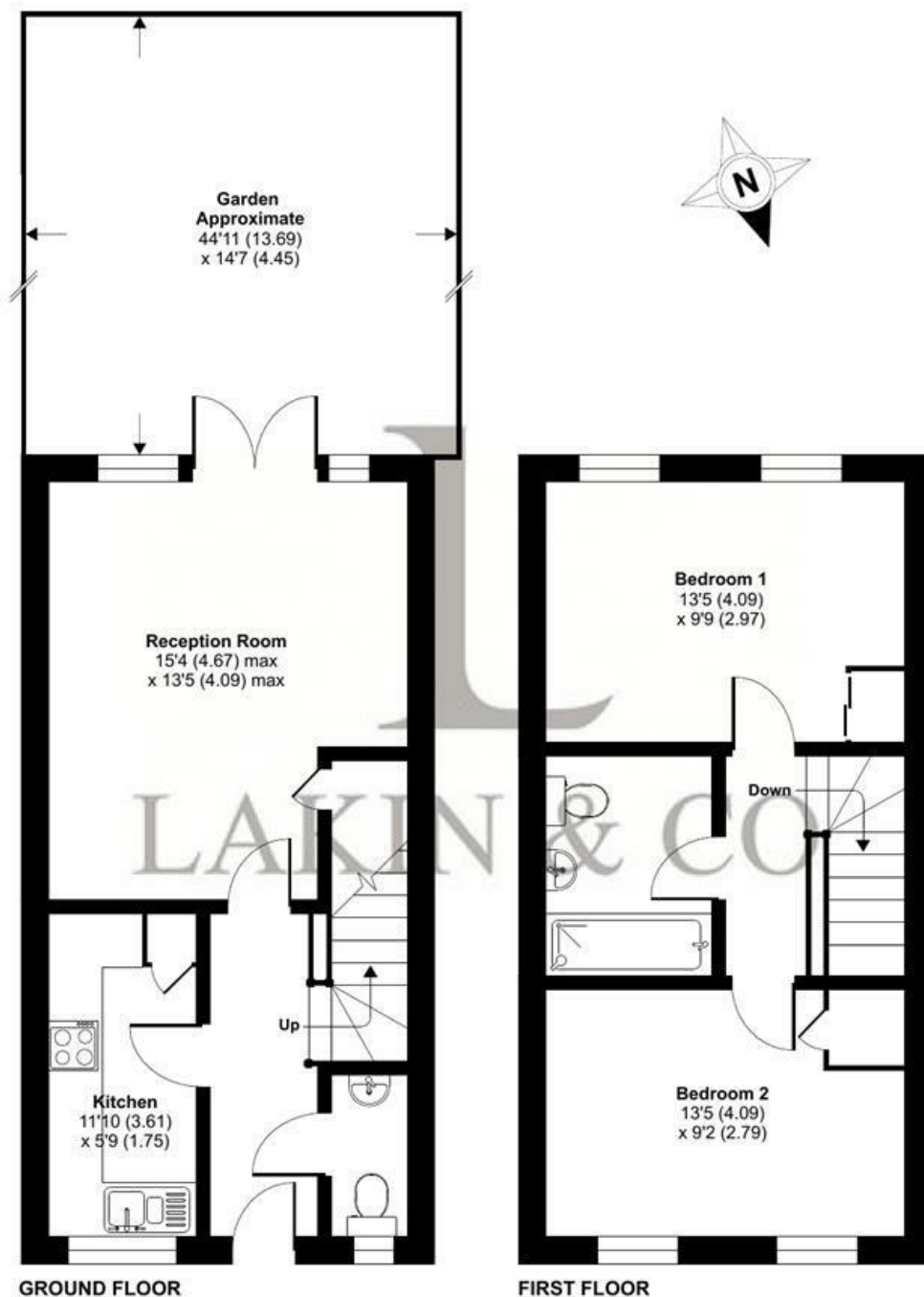
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Autumn Way, West Drayton, UB7

Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Lakin & Co. REF: 934253

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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