



## Bell Avenue UB7 9LJ

**3 DOUBLE BEDROOMS:** Deceptively spacious 3-bedroom terrace house in a popular location to the south of West Drayton and Yiewsley Town centres and to the north of Heathrow London Airport. The M4 and M25 are both within a short drive. West Drayton Main Line Station is within half a mile providing services to London Paddington.

This well-presented property features an entrance porch, fitted kitchen with some appliances, downstairs family bathroom, spacious lounge and 3 good size bedrooms

Other benefits include a lawned rear garden, gas central heating and double-glazed windows.

Additionally, there is an entrance porch, fitted kitchen with some appliances, downstairs family bathroom, spacious lounge and 3 good size bedrooms.

- \* Minimum Tenancy 6 Months
- \* Deposit £1800
- \* Council Tax Band D

## Accommodation

3 Bedroom House

Convenient Popular Location

Refurbished Throughout

Fully Fitted Kitchen with Appliances

Gas Central Heating

Double Glazing

EPC Rating B

## Ground Floor

**Entrance Hall** - Carpet flooring and radiator.

**Living Room** - 18' 4" x 12' 5" (5.6m x 3.8m) Wooden laminate flooring, radiator, double glazed windows to front and side aspect.

**Kitchen** - 18' 4" x 9' 6" (5.6m x 2.9m) Vinyl flooring, gas hob and oven, cooker hood, single drainer sink unit, fridge freezer, range of base and eye level units, double glazed window to rear aspect and door to back garden.

**W.C.** - Vinyl flooring, Low level W.C, pedestal basin, washing machine and combi boiler.



## First Floor

**Bathroom** - Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

**Bedroom 1** - 12' 5" x 10' 9" (3.8m x 3.3m) Carpet Flooring, radiator and double-glazed window to front aspect.

**Bedroom 2** - 9' 10" x 10' 9" (3m x 3.3m) Carpet flooring, radiator, double glazed window to rear aspect.

**Bedroom 3** - 9' 10" x 6' 6" (3m x 2m) Carpet flooring, radiator and double-glazed window to front aspect.



## Exterior

**Outside Rear** - Patio leading to main lawned garden and wood panel fence enclosed.

**About West Drayton** - West Drayton is a district of the London Borough of Hillingdon to the north of London Heathrow Airport and near Junction 4 of the M4 giving access to the M25. West Drayton benefits from a bus station and a mainline station to Paddington and will be part of the Crossrail project due for completion in 2019 linking the town to Canary Wharf. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street. The Grand Union also canal passes through the town and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside,



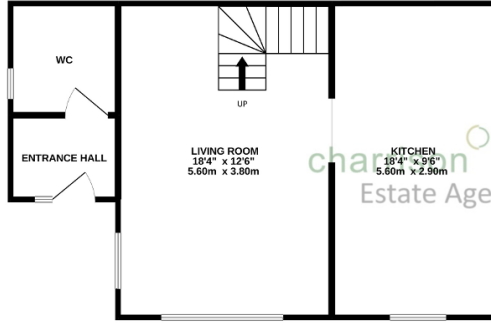
border West Drayton to the east.

The town has number of large convenience stores, fast food outlets and restaurants and there are several public houses including The Railway, The De Burgh Arms, The Six Bells and The George & Dragon. West Drayton also incorporates a conservation area, The Green, where you can find number of listed buildings including Drayton Hall, Southlands Art centre and The Gatehouse, a Tudor Grade II listed building built circa 1550.

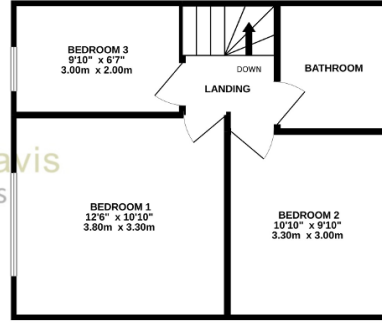
Founded in 2004, Stockley Academy is a coeducational secondary school in the area and there are a number of Primary schools including St Catherines faith school, Cherry Lane Primary and West Drayton Primary. There are also a number of bus routes and the 222 runs regularly through the town connecting West Drayton to Sipson, Uxbridge, Heathrow Airport, the Bath Road and Hounslow.

Historically, in 939 the area was known as Draegtun, meaning 'farmstead at or near a portage or slope used for dragging down loads', or 'farmstead where drays or sledges are used'. It is recorded as Draitone in the 1086 Domesday Book, and as Westdrayton in 1465.

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		