



## Pippins Close UB7 7XQ

**SPACIOUS 1 BED MAISONETTE:** 1 bedroom maisonette situated in a sought after cul-de-sac location to West Drayton mainline station Paddington and London Heathrow Airport. The M4/M25 motorway network is just a short drive away.

Available Immediately this first floor property features a double bedroom, spacious lounge, fitted kitchen, fitted bathroom with electric shower and storage cupboard .

Other benefits include gas central heating and parking. Local shops are within easy walking distance.

Minimum tenancy: 6 months

Council tax band: C

Deposit: £1,200

## Accommodation

1 Bedroom Maisonette

Cul-De-Sac Location

Gas Central Heating /  
Double Glazing

Private Rear Garden

Allocated Parking

Available Mid May

EPC Rating TBC

## Ground Floor

**Entrance** - uPVC front door. Stairs to first floor

## First Floor

**Lounge** - 21' 7" x 15' 4" (6.6m x 4.7m) Fitted carpet and radiator. Two windows to front aspect.

**Bedroom** - 10' 9" x 9' 6" (3.3m x 2.9m) Fitted carpet and radiator. Double glazed window to rear aspect.

**Kitchen** - 7' 10" x 5' 6" (2.4m x 1.7m) Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Window to side aspect

**Bathroom** - Vinyl tiled flooring. Three-piece bathroom suite to include a panel enclosed bath with shower mixertaps, electric shower, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Two windows to rear aspect.

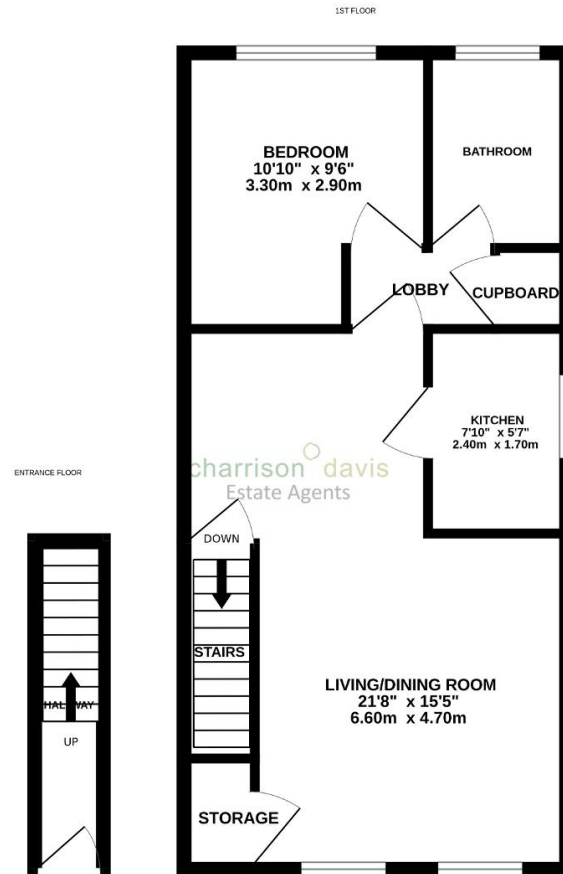
## Exterior

**Outside** - Private rear garden

**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. The Grand Union 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.





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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