



## Cousins Close UB7 8QG

**TREMENDOUS POTENTIAL / 3 BED DETACHED FAMILY HOME:**  
A superb opportunity to acquire a 3 bedroom detached house situated in a popular residential location near local shops and bus routes to West Drayton mainline station to Paddington (Crossrail due 2022), London Heathrow Airport. The M4 / M25 motorway network and Stockley Business Park and golf course are just a short drive away.

Ideal for those looking for a realistically priced family home or as a rental investment, the property features an entrance porch, hall, reception room, kitchen / diner and 3 bedrooms to the first floor, en suite to main bedroom and family bathroom.

This detached property is in need of general updating and available for sale with no upper chain and also benefits from double glazed windows, large rear garden, double garage and own drive parking.

## Accommodation

3 Bedroom Detached House

Own Drive + Double Garage

Cul-De-Sac Location Near Crossrail

Ensuite To Master Bedroom

Double Glazing / Gas Central Heating

No Upper Chain

EPC Rating D / Freehold

## Ground Floor

**Entrance** - Enclosed porch with front door into hall.

**Living Room** - 16' 4" x 15' 8" (5m x 4.8m) Fitted carpet and radiator. Double glazed bay window.

**Dining Room** - 10' 9" x 7' 10" (3.3m x 2.4m) Fitted carpet and radiator. Double glazed doors to rear garden.

**Kitchen** - 10' 9" x 7' 10" (3.3m x 2.4m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, part tiled walls and splashbacks. Double glazed window to rear aspect and double glazed door to the side.



## First Floor

**Landing** - Fitted carpet and built in cupboard.

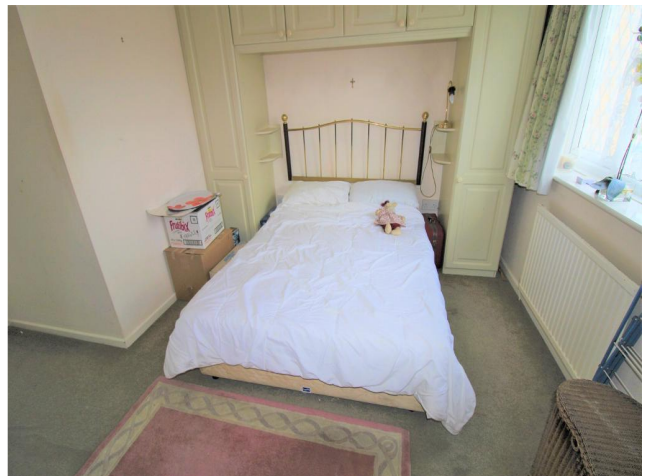
**Bedroom 1** - 12' 9" x 10' 2" (3.9m x 3.1m) Fitted carpet, built in wardrobes, radiator and double glazed window to front aspect.

**En-Suite** - Three-piece shower-room suite to include a fully tiled shower cubicle, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

**Bedroom 2** - 9' 6" x 8' 6" (2.9m x 2.6m) Fitted carpet and radiator. Double glazed window to rear aspect.

**Bedroom 3** - 9' 6" x 6' 10" (2.9m x 2.1m) Fitted carpet and radiator. Double glazed window to rear aspect.

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



## Exterior

**Outside** - Mainly laid to lawn with patio area and wood panel fencing

**Garage** - Up and over door.

**Tenure** - Freehold

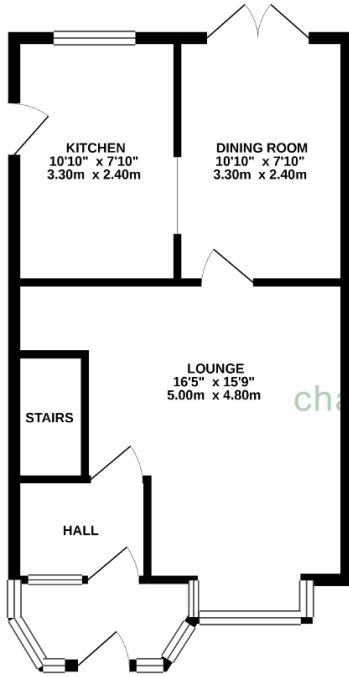
**About West Drayton** - West Drayton is a district of the London Borough of Hillingdon to the north of London Heathrow Airport and near Junction 4 of the M4 giving access to the M25. West Drayton benefits from a bus station and a mainline station to Paddington and will be part of the Crossrail project 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.

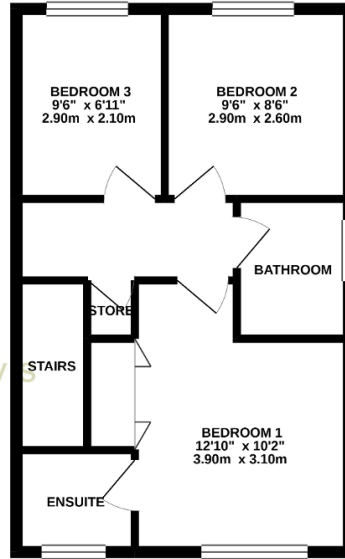
Founded in 2004, Stockley Academy is a coeducational secondary school in the area and there are a number of Primary schools including St Catherine's faith school, Cherry Lane Primary and West Drayton Primary. There are also a number of bus routes and the 222 runs regularly through the town connecting 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



1ST FLOOR



charrison davis  
Estate Agents

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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