



£650,000 Freehold

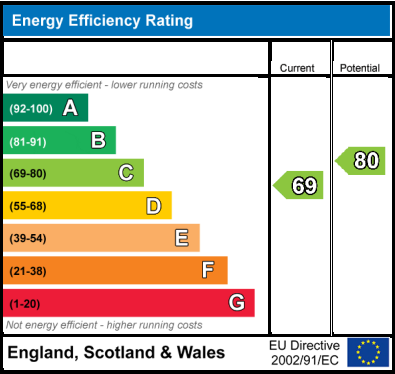
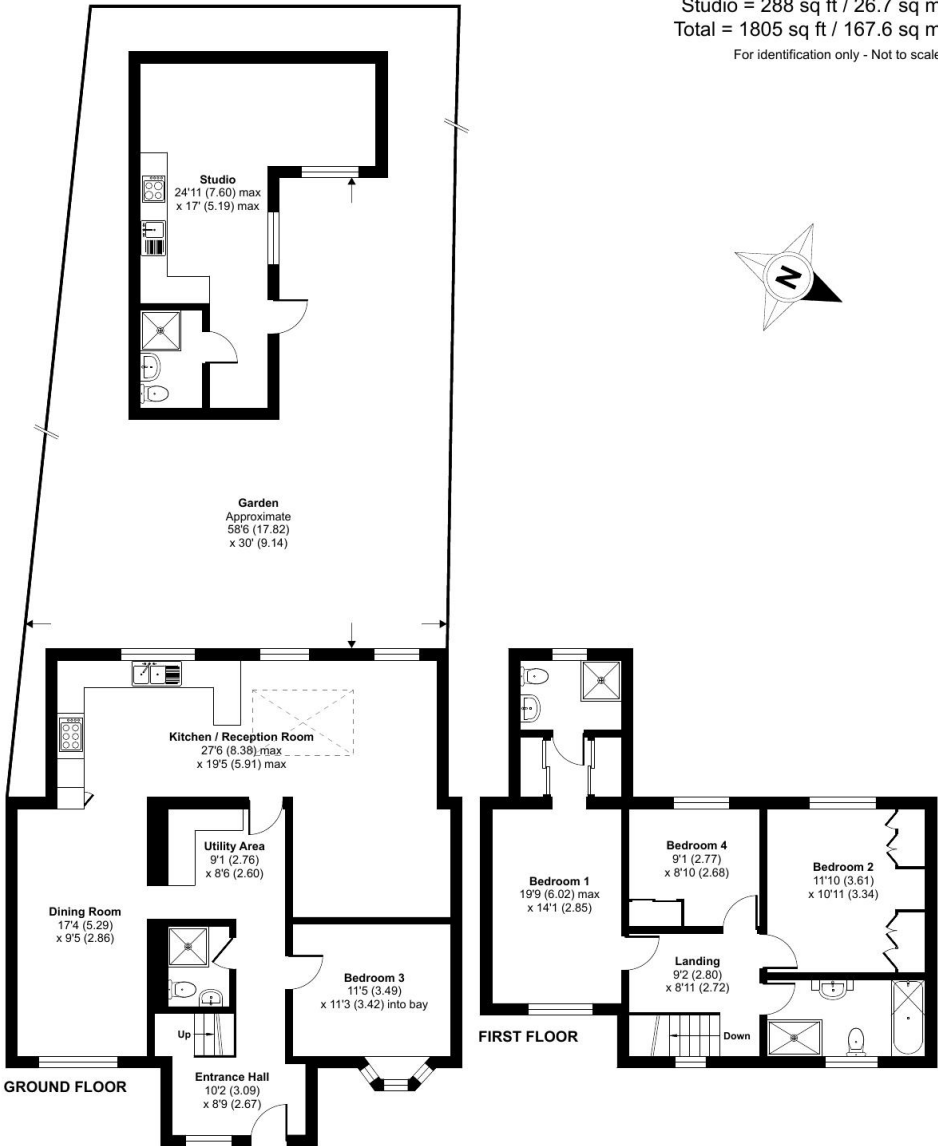
Chestnut Avenue, West Drayton, UB7

Spacious 4-Bedroom Detached Home with Outbuilding - Great Location Simple Estate Agents are proud to present this extended four-bedroom detached home, ideal for a growing family. The property is well presented throughout and is set in an ultra-convenient location close to local shops, schools, and excellent transport links, including Westway Cross Retail Park. The ground floor offers a spacious entrance hallway leading to a large through lounge/diner with a bright front-facing bay window-perfect for both relaxing and entertaining. The generous kitchen comes fitted with plenty of cupboard space, worktops, and integrated appliances. A glass door opens out to the rear garden, and there's also the added benefit of a downstairs guest cloakroom. Upstairs, you'll find four good-sized bedrooms and a modern family bathroom. The rear-facing bedrooms a

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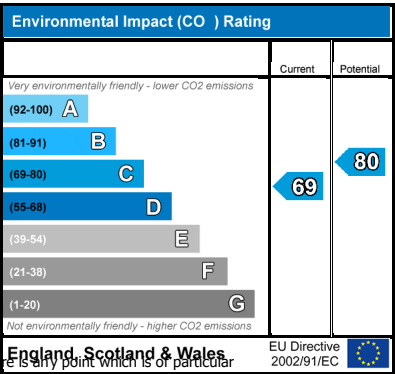
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Approximate Area = 1517 sq ft / 140.9 sq m
Studio = 288 sq ft / 26.7 sq m
Total = 1805 sq ft / 167.6 sq m
For identification only - Not to scale



Directions

Continue to Botwell Ln 3 min (0.7 mi) ? Take Judge Heath Ln to Harlington Rd/A437 4 min (1.0 mi) ? Take W Drayton Rd/B465 and A408 to Chestnut Ave in West Drayton 4 min (1.3 mi) At the roundabout, take the 1st exit onto Chestnut Ave



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.