



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 D

Falling Lane, West Drayton, Middlesex, UB7 8AB

Offers In Excess Of £600,000



Brought to the market on Falling Lane in West Drayton, Hunters are delighted to offer for sale this three bedroom detached home which has great potential, is conveniently located and has great space and accommodation throughout.

The property is offered with no further chain and includes two reception rooms, downstairs wc, fitted kitchen, three bedrooms to the first floor and a three piece suite bathroom. Externally you have front and rear gardens a long with rear access off Otterfield Road offering parking for up to 4/5 cars.

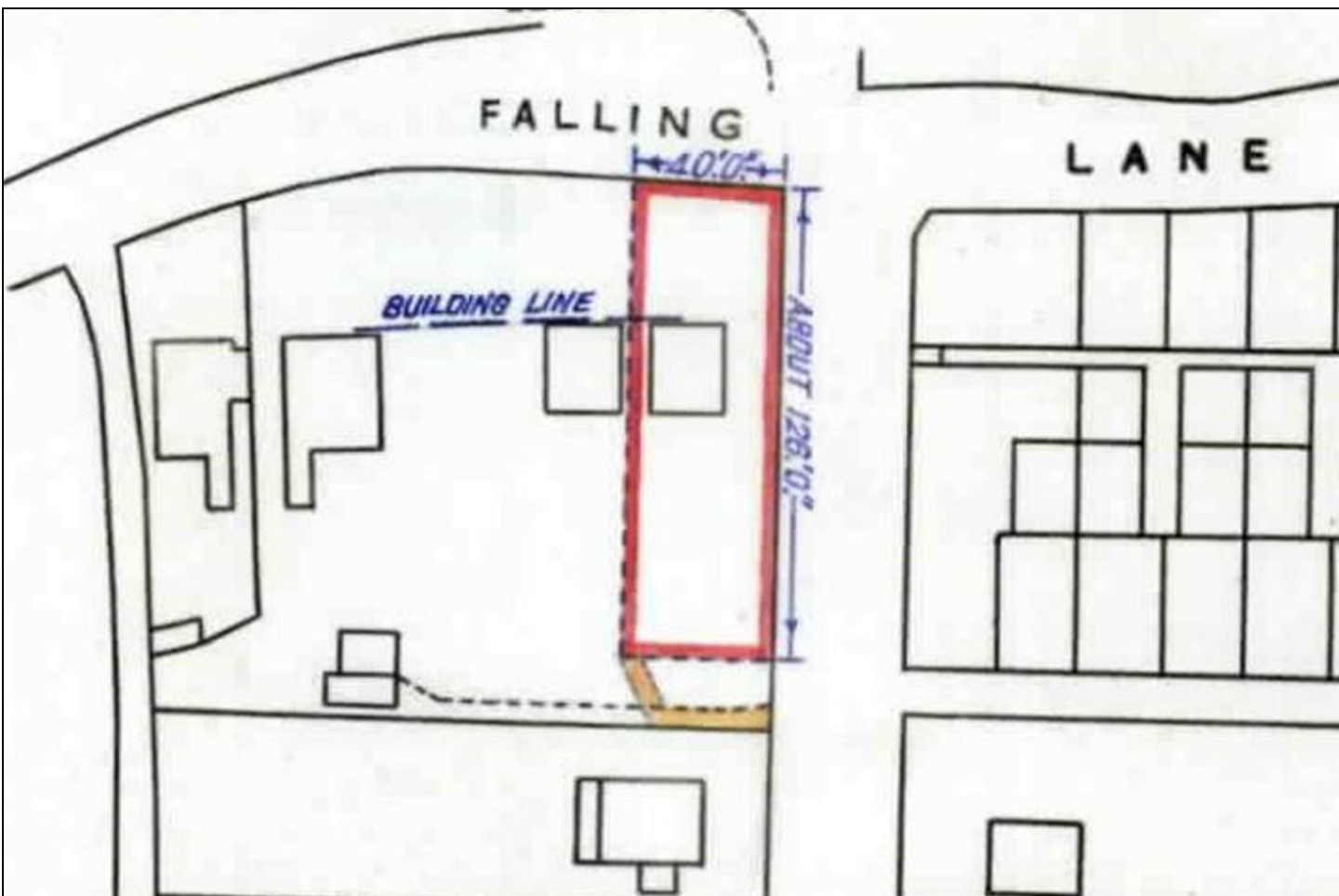
The property is well located being within a short walk away from the West Drayton High Street which offers you an array of amenities, shops and transport links. The West Drayton station is roughly half a mile away, now servicing Crossrail being perfect for commuters. There are also many local primary and secondary schools nearby.

Please do not hesitate to contact us for any queries or if you wish to book a viewing our details our 0208 848 0978.

31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978
hayes@hunters.com | www.hunters.com

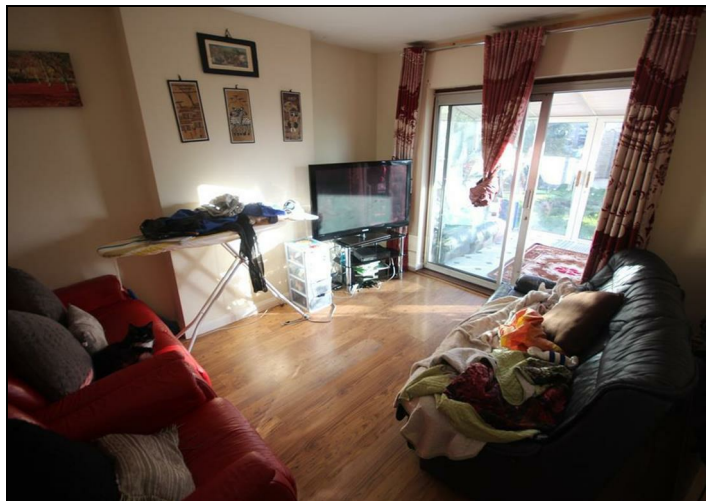


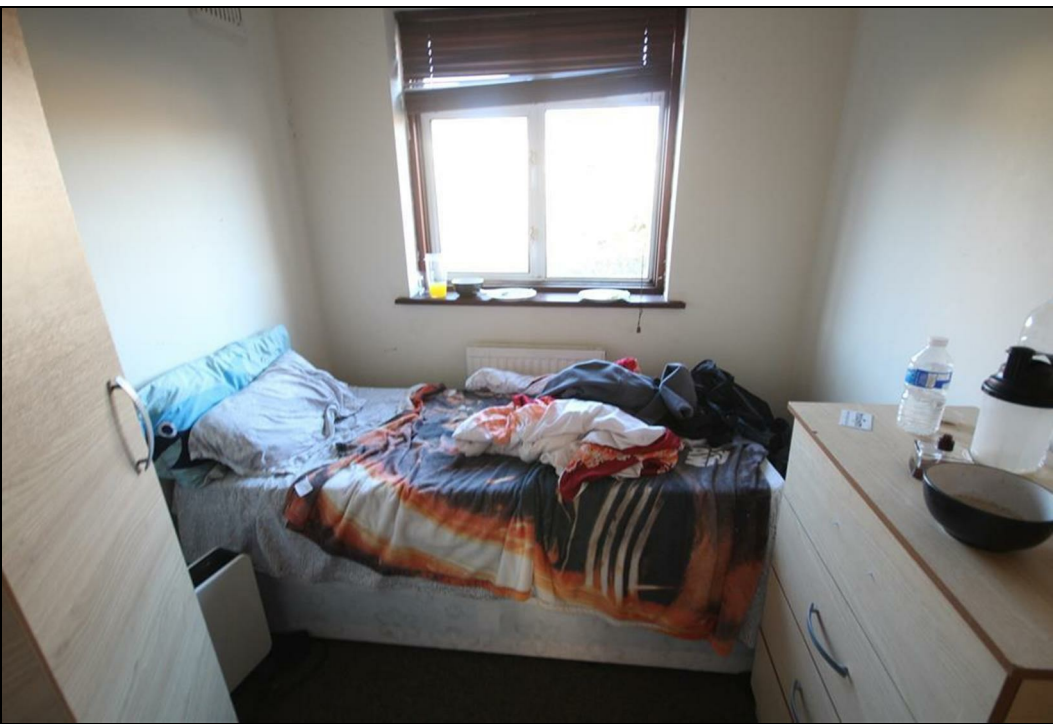
This Hunters business is independently owned and operated by C D Anderson Hayes Limited | Registered Address: C/o Delta House Limited, Office 5, Phoenix House, Phoenix Business Centre, Rosslyn Crescent, Harrow, Middlesex, HA1 2SP | Registered Number: 9898366 England and Wales | VAT No: 948 0052 27 with the written consent of Hunters Franchising Limited.



KEY FEATURES

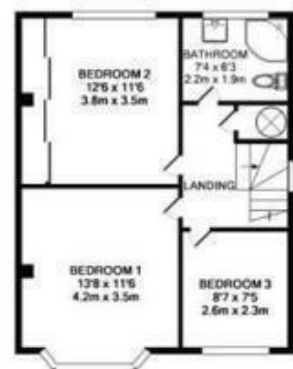
- Three bedrooms
- Detached house
 - No chain
- Fantastic amounts of potential
- Potential To Extend & Convert STPP
- Within walking distance to the West Drayton High Street
- Rear access/parking for up to 4 cars
 - Front and rear gardens
 - Double glazed throughout
- Fitted kitchen & three piece suite bathroom





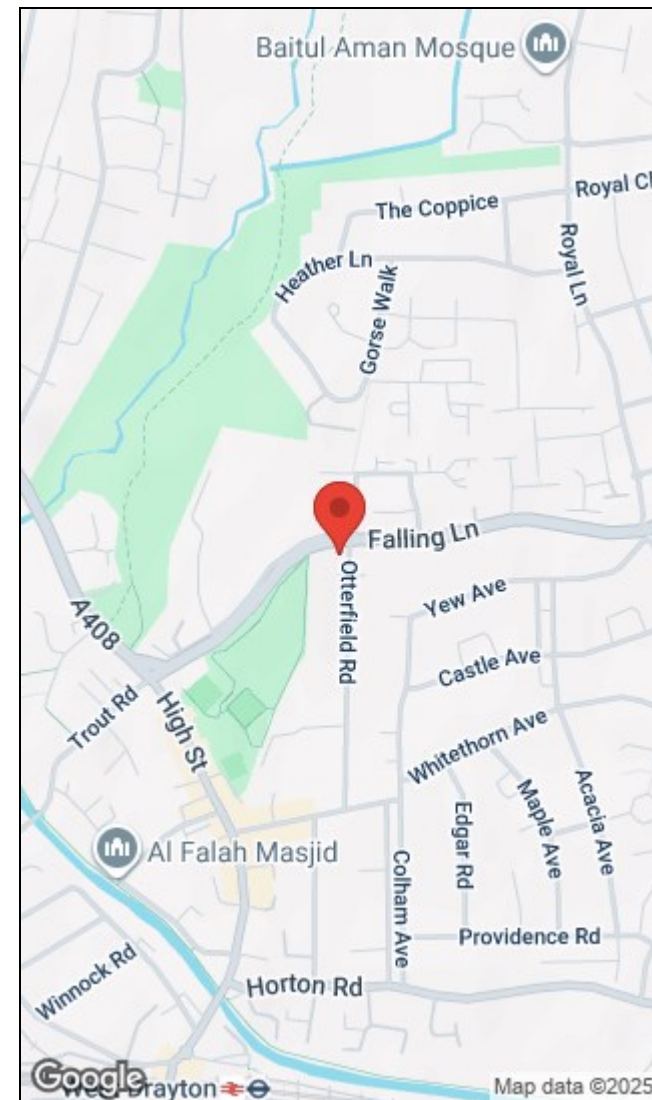


GROUND FLOOR



1ST FLOOR

Made with Maptool ©2007



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		78		73	
	62			55	
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978
hayes@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by C D Anderson Hayes Limited | Registered Address: C/o Delta House Limited, Office 5, Phoenix House, Phoenix Business Centre, Rosslyn Crescent, Harrow, Middlesex, HA1 2SP | Registered Number: 9898366 England and Wales | VAT No: 948 0052 27 with the written consent of Hunters Franchising Limited.