

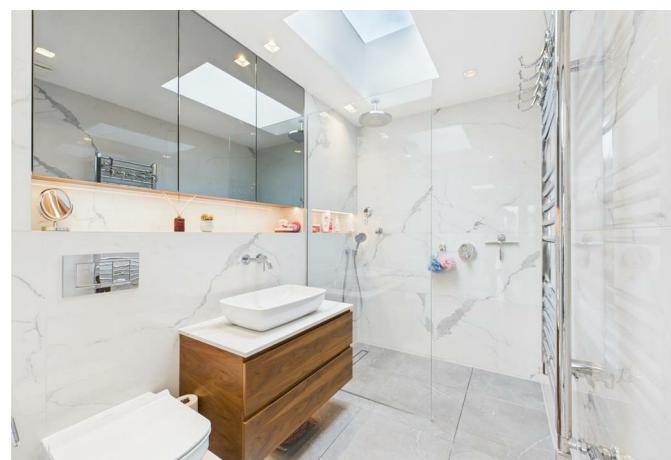


Briar Way, West Drayton, UB7 9AR



This beautifully extended and modernised three/four bedroom semi-detached home is situated in the sought-after residential area of Briar Way, West Drayton. Offering a superb blend of space, style, and functionality, this property is perfect for families seeking versatile living in a convenient location. The ground floor has been thoughtfully extended to create an impressive layout featuring a spacious open-plan kitchen and dining room – the true heart of the home – ideal for everyday family life and entertaining. A separate utility room and a downstairs shower room provide added convenience, while a dedicated office/study is perfect for remote working. The flexible ground floor also includes a playroom or additional bedroom, offering even more space to adapt as needed. Upstairs, the property offers three generously sized bedrooms and a modern family bathroom, all presented in excellent decorative order. To the rear, you'll find a well-maintained garden complete with a versatile outbuilding – ideal for use as a gym, studio, or extra storage. The front of the property benefits from a private driveway, providing off-street parking.

Ideally located in a quiet, family-friendly neighbourhood, this home is within easy reach of local amenities, well-regarded schools, and excellent transport links, including West Drayton Station (Elizabeth Line), providing swift access into Central London and beyond.



## ENTRANCE HALL

Front aspect double glazed frosted entrance door, down lighting, tiled flooring, fitted wardrobes, under stair storage cupboard, doors to:

## GAMES ROOM/BEDROOM FOUR

Front aspect double glazed bay window, downlighting, fitted storage.

## STUDY/OFFICE

Front aspect double glazed frosted window, downlighting, fitted storage, fitted desk.

## THROUGH LOUNGE

Rear aspect double glazed sliding doors, sky light x 3, downlighting, tiled flooring, through to:



## KITCHEN/DINER

A range of base and eye level units, integrated fridge, freezer, dishwasher and oven, kitchen island with induction hob, storage and breakfast bar, fitted storage.

## UTILITY ROOM

Rear aspect double glazed frosted door, sky light, down lighting, tiled flooring, a range of base and eye level units, integrated washing machine and tumble dryer, door to:

## DOWNSTAIRS SHOWER ROOM

Sky light, down lighting, tiled walls, tiled flooring, heated towel rail, walk in rainfall shower with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

## FIRST FLOOR LANDING

Front aspect double glazed window, down lighting, loft hatch, fitted storage cupboard, doors to:

## MASTER BEDROOM

Rear aspect double glazed window, radiator, fitted wardrobe, fitted storage.

## BEDROOM TWO

Rear aspect double glazed window, radiator, fitted wardrobe, fitted storage.

## BEDROOM THREE

Front aspect double glazed window, radiator, fitted wardrobe, fitted storage.

## BATHROOM

Side aspect double glazed frosted window, down lighting, part tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

## GARDEN

Patio area, laid to lawn, panel enclosed fencing.

## OUTBUILDING

Double glazed sliding doors, laminate effect flooring, fitted storage cupboard, fitted sauna.

## COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS

West Drayton (0.8 Miles) - Elizabeth Line  
Hayes & Harlington (1.5 Miles) - Elizabeth Line

92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

[sales@gibsonhoney.co.uk](mailto:sales@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1431 ft<sup>2</sup>

Reduced headroom  
11 ft<sup>2</sup>

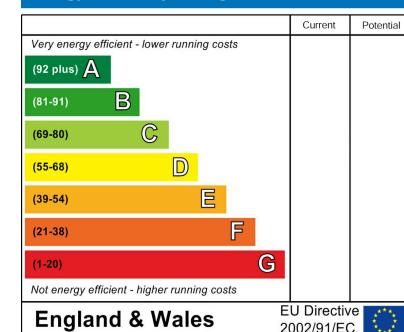
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Energy Efficiency Rating



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