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# 1 Poplar Cottages, Trout Road, West Drayton UB7 7RS

**Guide price £325,000\***

## **SPACIOUS END OF TERRACED HOUSE IDEAL FOR INVESTMENT**



This spacious end of terrace dwelling has until recently been utilised as an investment property offering four letting rooms and communal parts. It is now being sold with vacant possession. The property is well maintained and benefits from gas fired central heating and double glazing. The house has ample off street parking and an area to the side that may offer scope for further extension subject to obtaining any planning consent that may be required. The property is located within half a mile of West Drayton Main Line station that is on the planned Crossrail Route and within easy access of Heathrow London Airport, the A4, M4, A40 and M25. This house will be of interest to investment purchasers and owner occupiers.

### **ACCOMMODATION**

Porch, Entrance Hall, Living Room, Kitchen, Bedroom Four, First Floor Landing, Bedroom One, bedroom two, Bedroom three, Bathroom, Ample Parking Gardens to Side and Small Garden to rear.

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111  
Council Tax Band D

### **TENURE**

Freehold

### **VIEWING TIMES**

Monday 15th October @ 2pm  
Tuesday 23rd October @ 2pm

**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN