



### 3 bed semi-detached house to buy in UB7

Money Lane, West Drayton, Middlesex, UB7 7NU

**£450,000** Starting Bid

🏠 x3 🚗 x1 🚻 x2

Tenure  
**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 3 Bedrooms.
- ✓ Side Access.
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A Substantial Three Bedroom Victorian Semi-Detached Home with Driveway Parking - Offering Exceptional Potential

Dating back to the early 1900's, this attractive Victorian style semi-detached home presents a rare opportunity to acquire a characterful property with generous accommodation, period charm and outstanding scope for improvement. While the property remains an unfinished renovation project, with electrical works and internal finishing still to be completed, it offers an excellent canvas for those looking to create a truly stunning family home.

Externally, the property enjoys the convenience of driveway parking to the front, while the handsome façade and apparent slate roof complement its period origins.

The ground floor is centred around an impressive open-plan living and dining room, providing a bright and versatile space for everyday family life and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room. From here, doors lead into the kitchen, which also benefits from direct access to the garden, offering excellent potential for redesign and modernisation.

To the first floor, the front of the property features a spacious bedroom, currently utilised as an additional reception room. To the rear is a further double bedroom with an unfinished en-suite bathroom, together with a separate WC. Positioned between the two bedrooms is a well-proportioned four-piece family bathroom, while an additional office provides an ideal space for home working or could alternatively serve as a nursery or dressing room.

Occupying the entire second floor is an exceptionally generous bedroom, creating a superb principal suite or flexible living space.

Outside, the rear garden is of a good size and, whilst requiring landscaping and general improvement, offers significant potential to create an attractive outdoor entertaining area or family garden.

Although unfinished internally, with electrical installation and decorative works requiring completion, the property retains a number of attractive period features and represents an exciting opportunity for purchasers wishing to complete a renovation to their own specification.

Properties of this size, character and potential are seldom available, making this an ideal purchase for developers, investors or buyers seeking to create a bespoke Victorian family home.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1911

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Insufficient fire/smoke alarm systems

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

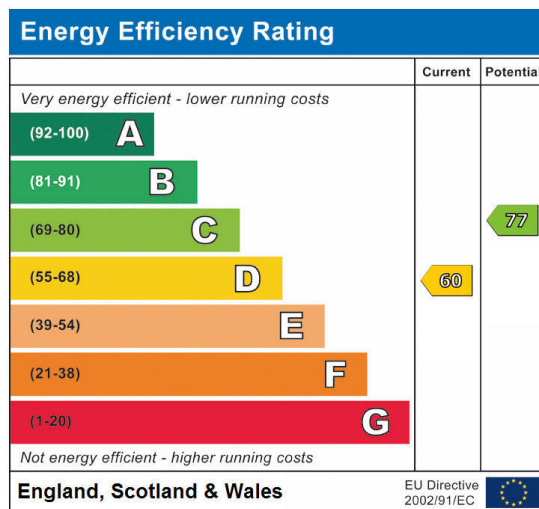
Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Money Lane, West Drayton, Middlesex, UB7 7NU

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

