

The Glebe

West Drayton • Middlesex • UB7 9JF
Guide Price: £170,000



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Nestled in the charming area of The Glebe, West Drayton, this delightful purpose built flat presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-maintained interior, ensuring that it is ready for immediate occupancy without the need for any renovations.

With one reception room that seamlessly integrates with the sleeping area, this property offers a cosy yet functional living space. The bathroom is also well-appointed, providing all the necessary amenities for comfortable living. One of the standout features of this property is its no chain status, which simplifies the buying process and allows for a quicker move-in date.

No chain

First floor purpose built flat

Security entry system

Newly installed and serviced boiler

Private parking and on street parking available

Ample amount of storage

Communal gardens

Long lease

Ideal first time/investment buy

Less than one mile from the train station

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This exceptionally spacious and well-appointed first-floor purpose-built flat is ideally located within easy reach of the High Street, making it an excellent choice for first-time buyers and savvy investors alike. The accommodation comprises an entrance hallway, a generous 15ft studio room, a 9ft kitchen, and a bathroom. The property also benefits from ample internal storage, along with additional storage space located in the hallway.

Outside

The property benefits from an external storage shed, while the building itself is complemented by well-maintained communal gardens. A secure entry system provides residents with added safety and peace of mind. In addition, the property offers private parking to the rear, along with convenient on-street parking to the front.

Location

The Glebe is a popular residential road conveniently located providing good access and within easy reach of a variety of amenities including local shops, bus routes & numerous schools. Heathrow Airport & Stockley Business Park can be found just a short distance away, along with West Drayton High Street and of course not forgetting the train station (Elizabeth Line).



Schools:

Cherry Lane Primary School 0.2 miles
St Martin's Church of England Primary School 0.4 miles
Laurel Lane Primary School 0.4 miles



Train:

West Drayton Station 0.9 miles
Heathrow Express Terminals 1, 2 & 3 Station 1.9 miles
Iver Station 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

A



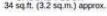
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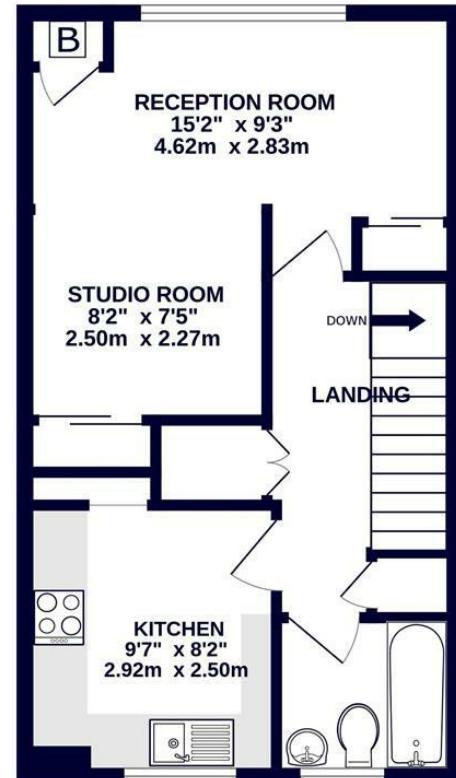
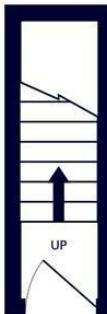
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1ST FLOOR
406 sq. ft. (37.7 sq.m.) approx.

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TOTAL FLOOR AREA : 440 sq.ft. (40.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the above measurements, dimensions of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The chart shows the Energy Efficiency Rating for England & Wales. The x-axis represents the rating from 'Very energy efficient - lower running costs' to 'Not very efficient - higher running costs'. The y-axis represents the percentage of dwellings. The data is summarized in the following table:

Rating	Percentage
A	9%
B	18%
C	35%
D	20%
E	12%
F	7%
G	5%

Legend: Very energy efficient (green), Efficient (yellow-green), Satisfactory (yellow), Inadequate (orange), Poor (red), Very poor (dark red).

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.