

# Station Road

West Drayton • Middlesex • UB7 7NG

Asking Price: £235,000



coopers  
est 1986



# Station Road

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A two bedroom top floor converted flat, situated within this imposing semi-detached building, offering period character with the opportunity to add a modern twist. The property is offered to the market with no further chain and the layout consists of, hallway, spacious master bedroom, open plan kitchen and living area, bathroom with separate WC and finally the second bedroom.

Two bedroom flat

Top floor

No chain

Off street parking available

Character property

Share of freehold

Convenient location

Storage

Communal garden

First time buy / investment opportunity

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

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### Outside

There is a shared driveway that provides off street parking whilst to the rear of the building there is a communal garden that is mostly laid to lawn.

### Location

Station Road is exceptionally well placed being found only moments from the variety of independent shops, eateries and wide range of amenities that West Drayton has to offer. West Drayton train station (Crossrail) is also just a short walk away as are a number of bus bus routes that provide access to Heathrow Airport, Stockley Business Park and in the other direction towards Uxbridge town centre.





### Schools:

West Drayton Academy 0.1 miles  
St Catherines Catholic Primary School 0.4 miles  
Laurel Lane Primary School 0.5 miles



### Train:

West Drayton station 0.4 miles  
Iver station 1.7 miles  
Hayes & Harlington station 2.1 miles



### Car:

M4, A40, M25, M40



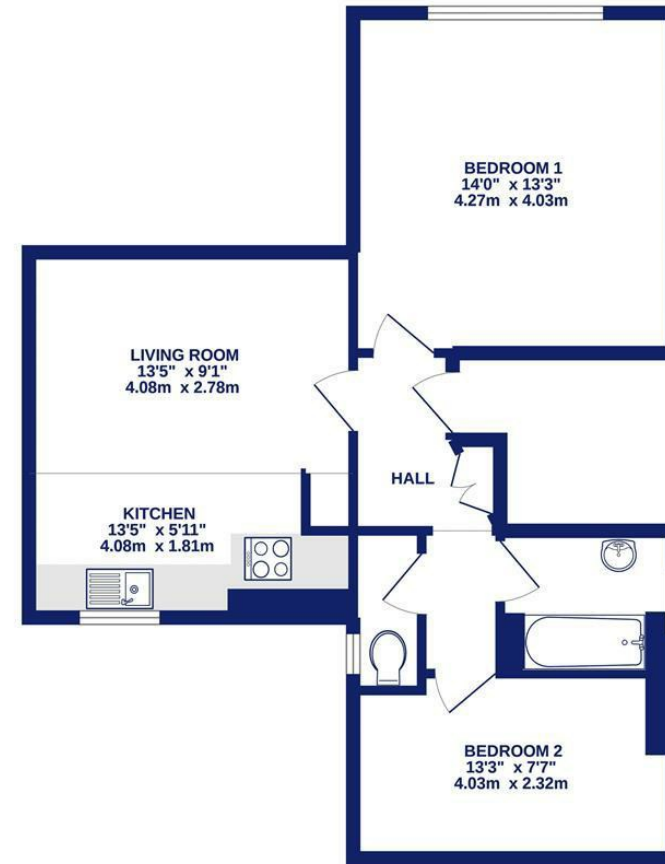
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
Energy Efficiency Rating Legend		78	78
England & Wales		03/09/2022	03/09/2022

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.