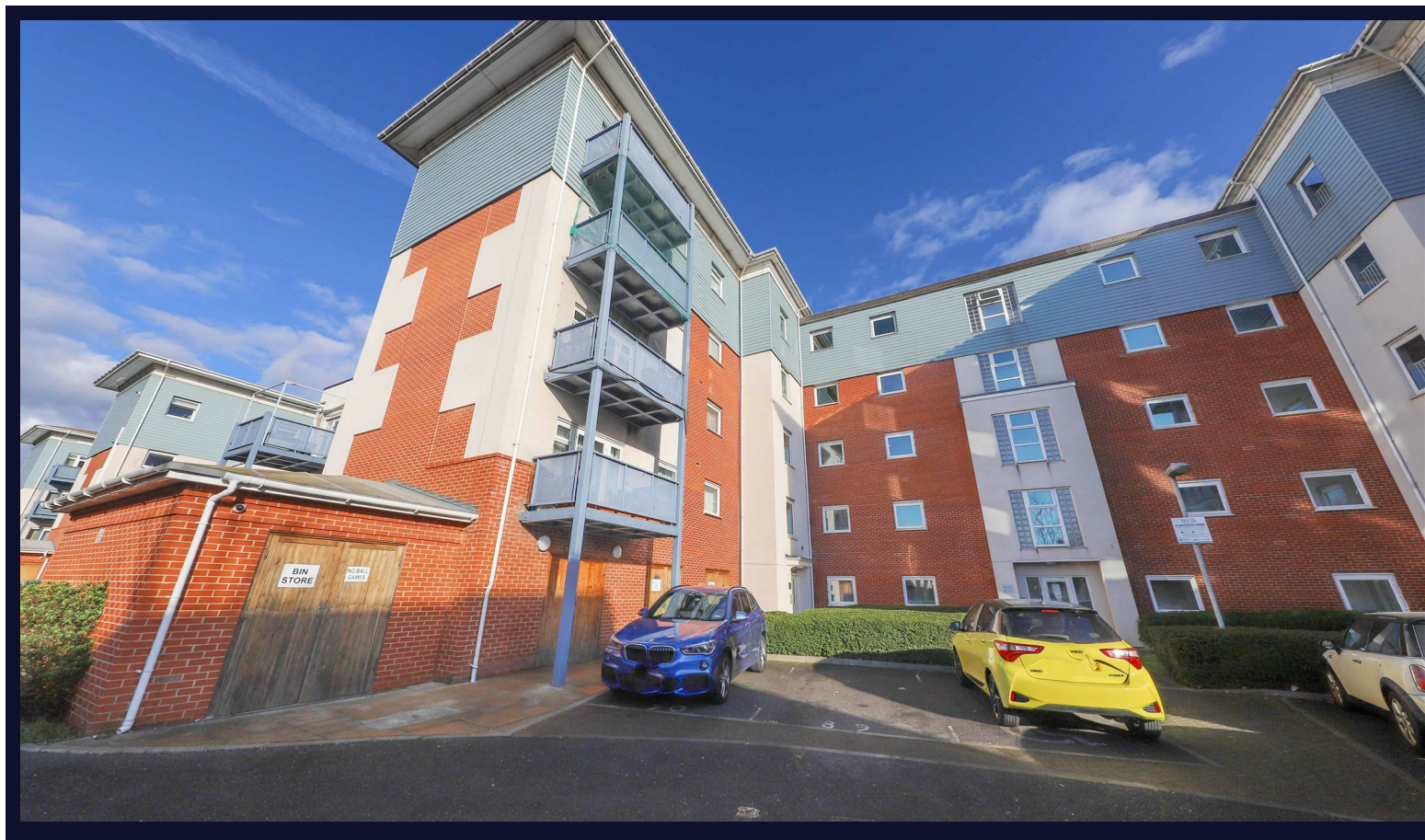


# Bittern House

West Drayton • • UB7 7FH

Guide Price: £265,000



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est 1986

# Bittern House

West Drayton • • UB7 7FH

Found on a highly sought after waterside development is this first floor, two bedroom, two bathroom apartment. The property is offered to the market with the added advantage of having no further chain. The property itself briefly consists of, an entrance hallway, two storage cupboards, fitted kitchen that leads to the open plan living room, two double bedrooms, the master with en-suite in addition to the family bathroom.

Two bedroom apartment

First floor

Chain free

Private balcony

One parking space

Canalside development

Family bathroom & en-suite

Open plan living/kitchen area

Over 600 sq.ft

Close to the 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

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### Outside

There is south-west facing balcony, accessible from the living room. Also one allocated parking space, with additional visitor parking available.

### Location

Bittern House is located on a highly sought after Canalside development just a short walk from West Drayton High Street with its variety of shops and mainline train station (Crossrail). Heathrow Airport, Stockley Business Park and the M4 motorway with its links to London and The Home Counties are all a short drive away.





### Schools:

St Matthew's CofE Primary School 0.2 miles  
Rabbsfarm Primary School 0.4 miles  
St Catherine Catholic Primary School 0.6 miles



### Train:

West Drayton 0.4 miles  
Iver 1.3 miles  
Uxbridge 2.2 miles



### Car:

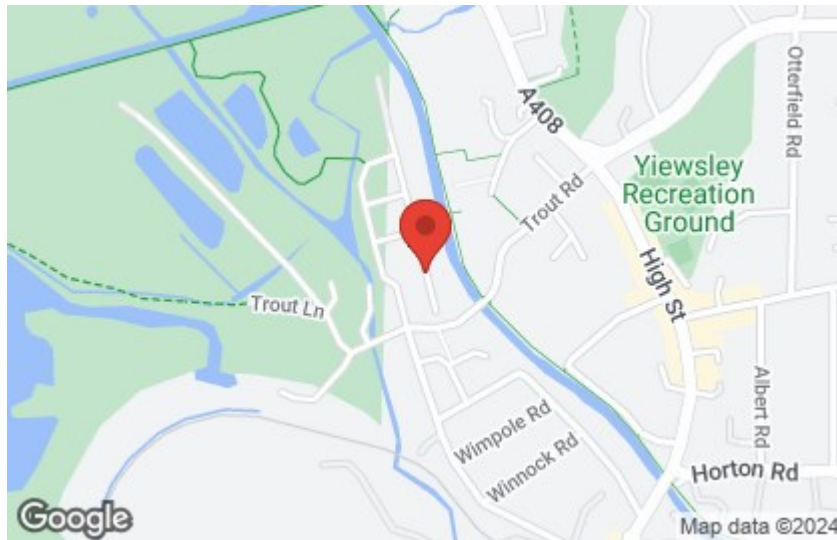
M4, A40, M25, M40



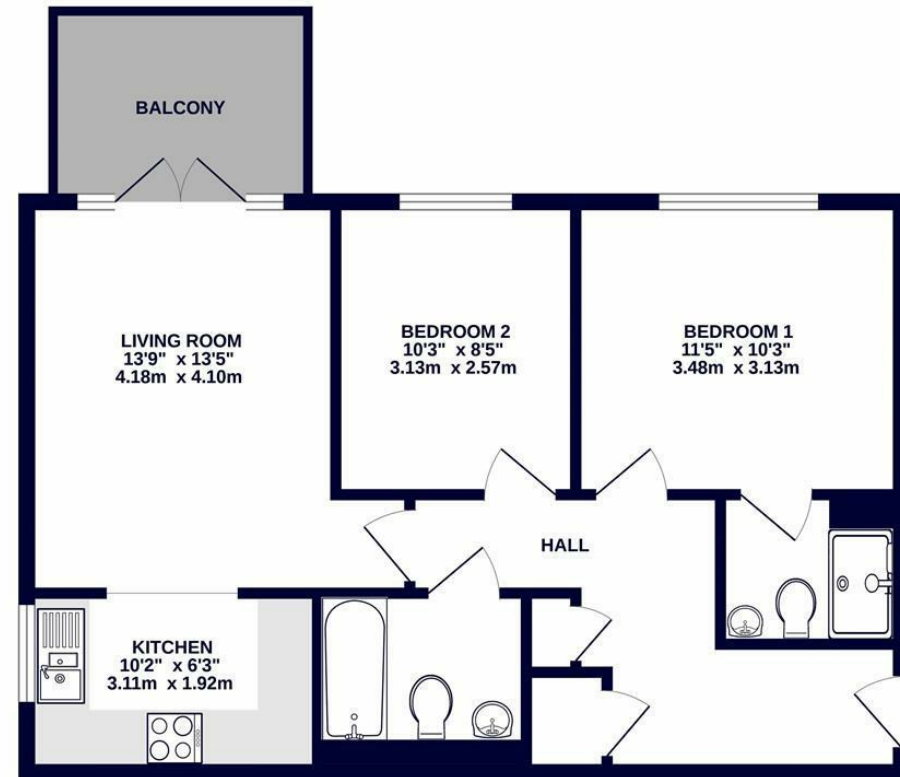
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## 1ST FLOOR 605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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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CoopersResidential.co.uk

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	82	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales  
EU Directive  
2002/91/EC

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.