

28 Wraysbury Drive

West Drayton • • UB7 7FH
Offers In Excess Of: £280,000



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Found on a highly sought after waterside development is this first floor, two bedroom canal facing apartment. The property is offered to the market with the added advantage of having no further chain. The property itself briefly consists entrance hallway, a 16ft living room that opens onto the fitted kitchen, two double bedrooms, the master with en-suite in addition to the family bathroom.

First floor apartment

Two double bedrooms

No chain

En-suite to master bedroom

16ft Living room

Additional spacious storage cupboard

Close to the station

Balcony overlooking the canal

Allocated parking space

Waterside development

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

The property enjoys a balcony which overlooks The Grand Union canal, it is accessible from the living room. The apartment does also benefit from an outside storage cupboard which is spacious and unique. In addition there is an allocated parking space for one car as well as visitor parking available.

Location

Bittern House is located on a highly sought after Canal side 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:

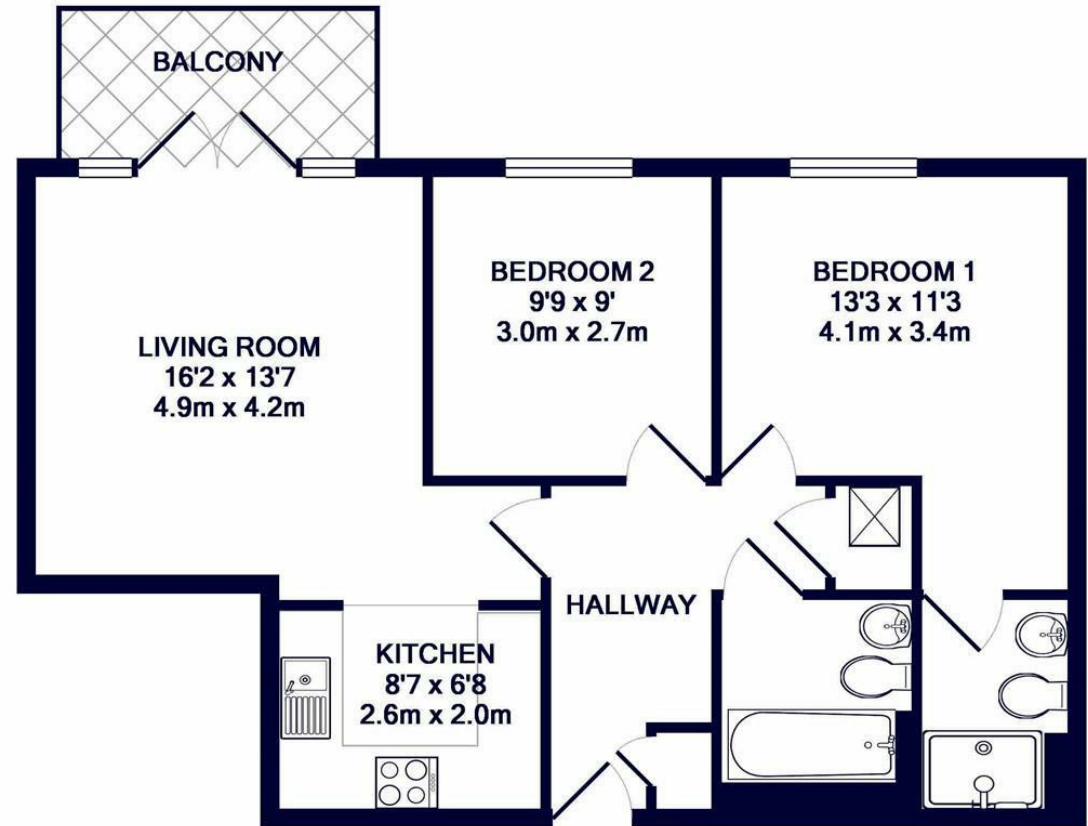
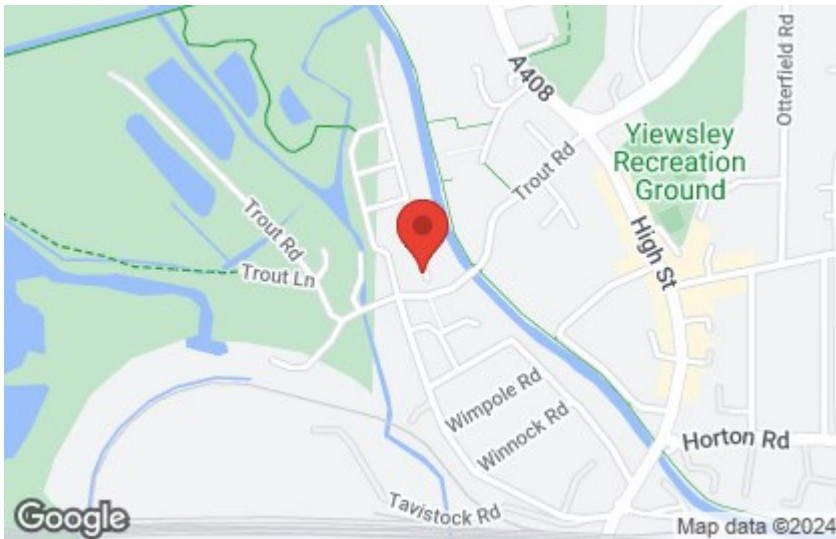
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Not energy efficient - higher savings costs

England & Wales

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.

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