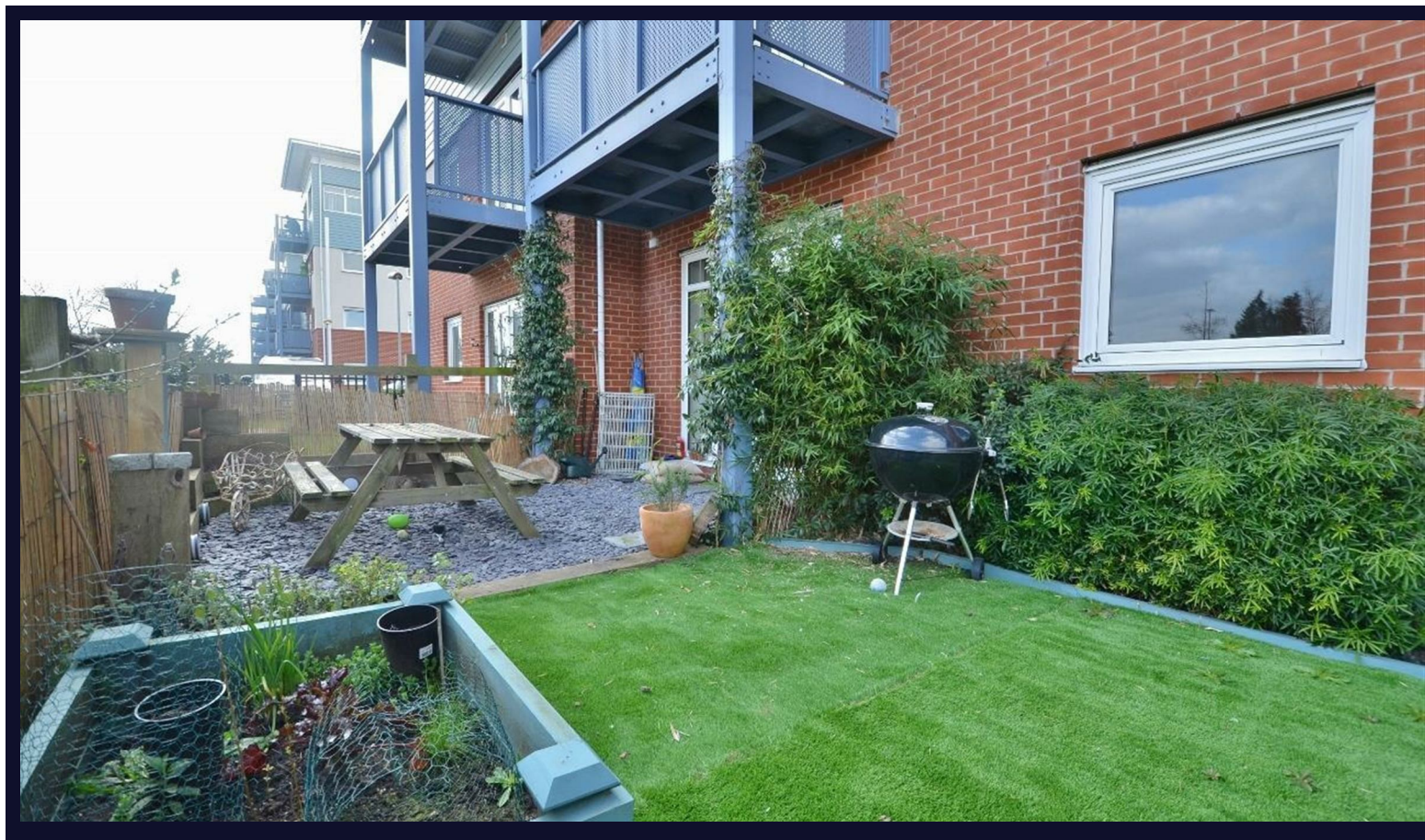


108 Wraysbury Drive

West Drayton • Middlesex • UB7 7FN

Offers In Excess Of: £315,000



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108 Wraysbury Drive

West Drayton • Middlesex • UB7 7FN

A unique and sizeable two bedroom, two bathroom ground floor apartment offering it's own private terrace. The property is presented in great condition throughout with modern interiors and boasts plenty of natural light making this apartment a great space. At over 640 sq. ft. the living accommodation starts with the entrance hall, two storage cupboards, master bedroom with ensuite, second double bedroom, family bathroom and open plan living/dining room which leads to the fitted kitchen.

Ground floor apartment

Two bedroom

Two bathroom

Unique private terrace

Canal views

Allocated parking space for one car

Vast park areas on the development

EPC - B

Council tax band - C

0.4 miles from West Drayton Train Station (Crossrail)

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

A unique and sizeable two bedroom, two bathroom ground floor apartment offering its own private terrace. The property is presented in great condition throughout with modern interiors and boasts plenty of natural light making this apartment a great space. At over 640 sq. ft. the living accommodation starts with the entrance hall, two storage cupboards, master bedroom with ensuite, second double bedroom, family bathroom and open plan living/dining room which leads to the fitted kitchen.

Outside

Doors from the living room open onto the private rear terrace which offers superb outdoor space and there is also an allocated parking spot.

Location

Egret House is situated on a fantastic development, Wraysbury Drive, just a short walk from West Drayton High Street with its variety of independent shops and mainline train station with the exciting Crossrail line. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



Schools:

St Matthew's CofE Primary School 0.4 miles
Rabbsfarm Primary School 0.5 miles
West Drayton Primary School 0.7 miles



Train:

West Drayton Station 0.4 miles
Iver Station 1.8 miles
Uxbridge Station 1.9 miles



Car:

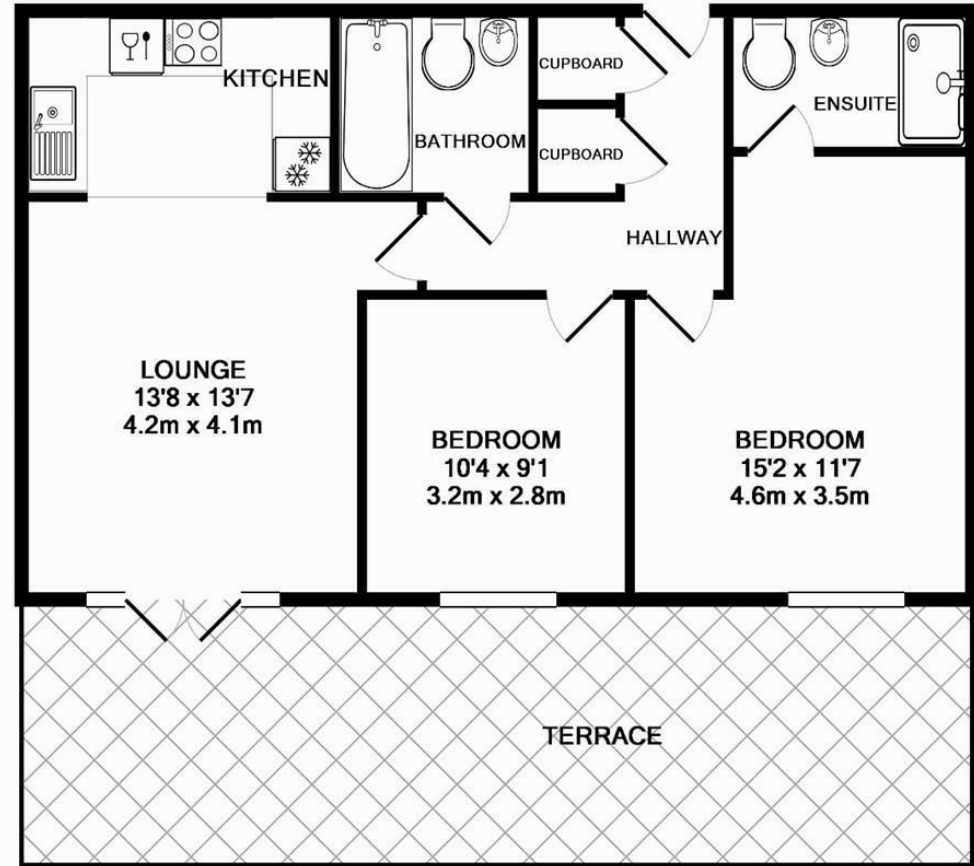
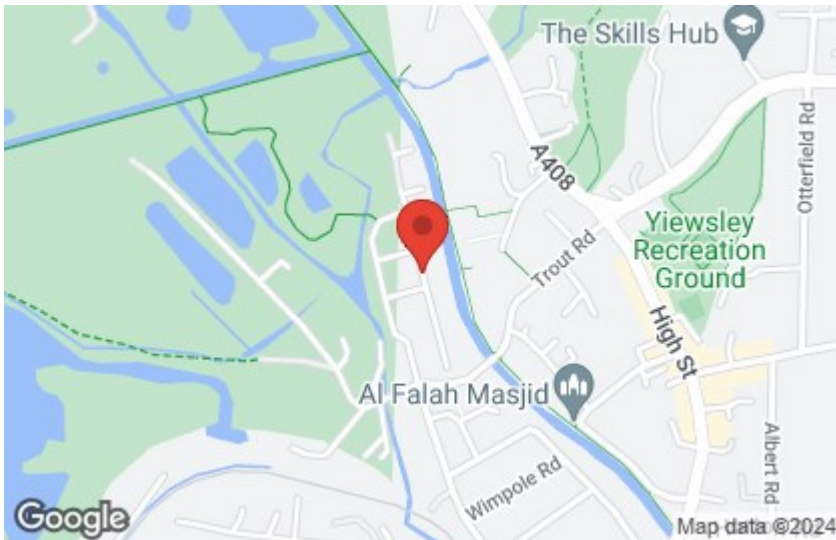
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.9 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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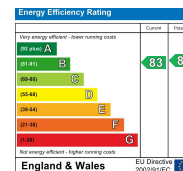
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.