

# Wraysbury Drive

West Drayton • • UB7 7FR

Guide Price: £700,000



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est 1986



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This impressive four bedroom detached residence is situated on a premier development in West Drayton making it a perfect, modern family home. The vast accommodation stretches to 1706 sq.ft and ground floor of the house comprises of entrance hall, downstairs cloakroom, an 18ft dual aspect kitchen/breakfast room, 15ft dining room and 18ft dual aspect living room with french doors leading to the garden. To the first floor are the four spacious bedrooms, the master of which enjoying an en-suite shower room in addition to an attractive family bathroom suite making this expansive property a true stand out home on the market today.

0.4 Miles from West Drayton Station (Elizabeth Line)

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No chain

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Detached residence

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Four bedrooms

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1706 sq.ft

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18ft Kitchen/Breakfast room

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Two reception rooms

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Two bathrooms & W.C

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Driveway & Garage

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Premium location benefiting from Greenbelt parkland

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 driveway providing off street parking which also leads to the garage. There is further permit parking available if needed. The property enjoys both front and rear gardens, being mainly laid to lawn with shrub borders.

### Location

Wraysbury Drive is a luxury development benefiting from open greenbelt land, parks, river views and a lake setting it apart from any other locally. All this can be found within a short walk of West Drayton High Street with its variety of shops and train station with the benefit of the Elizabeth 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:

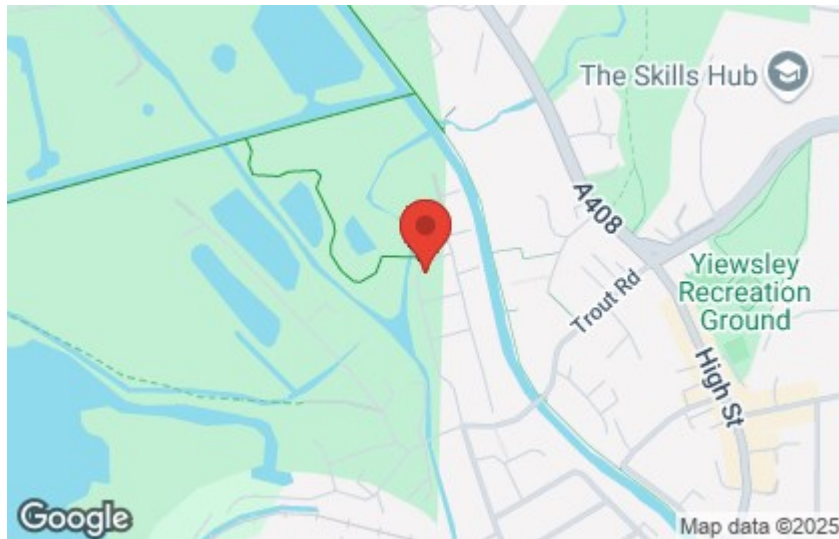
M4, A40, M25, M40



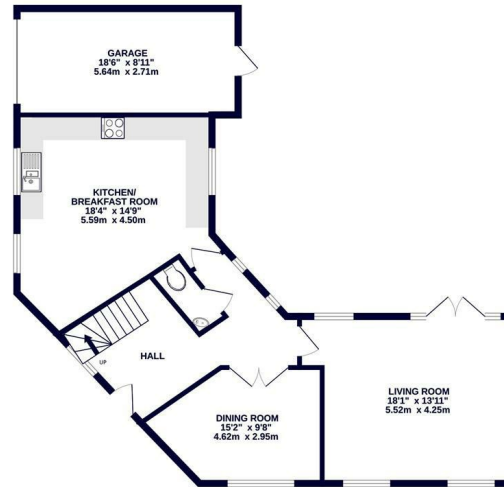
### Council Tax Band:

F

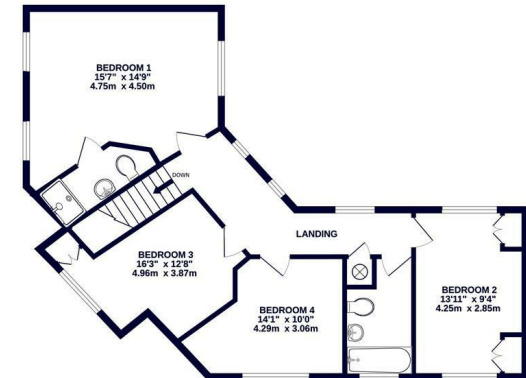
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR  
 785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 1706 sq.ft. (158.5 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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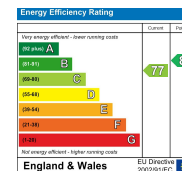
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