

Pippins Close

West Drayton • Middlesex • UB7 7XQ

Offers In Excess Of: £240,000



coopers
est 1986

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West Drayton • Middlesex • UB7 7XQ

An exceptionally well appointed and delightfully updated first floor, one bedroom maisonette found on a popular road 0.5 miles to West Drayton (Elizabeth Line) station and the High Street, representing a great first-time buy to those looking to get onto the property ladder whilst also being a good investment prospect. The accommodation briefly consists of an extremely spacious and light filled 15ft living room, 9ft dining area with an 8ft modern fitted kitchen, inner hallway, 11ft bedroom and a stunning three piece bathroom.

First floor maisonette

One bedroom

Share of freehold

Delightfully updated throughout

15ft x 13ft Living room

Modern fitted kitchen with dining area

Private garden

Allocated parking

Moments from 'The Closes' park

0.5 miles to West Drayton (Elizabeth Line) 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

The property benefits from an allocated parking space for one car as well on street parking. To the front of the property is a paved, tree lined seating area offering great privacy. To the rear is a private garden and storage shed. 'The Closes' park can be accessed via a pathway moments from the property, offering ample open green space.

Location

Pippins Close is a highly popular & rarely available cul-de-sac located within the conservation area still within a short walk of West Drayton High Street with its variety of independent shops, doctors surgery, local schools and West Drayton train station (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 Catherine Catholic Primary School 0.2 miles
Laurel Lane Primary School 0.3 miles
West Drayton Academy 0.3 miles



Train:

West Drayton 0.5 miles
Iver 1.5 miles
Hayes & Harlington 2.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

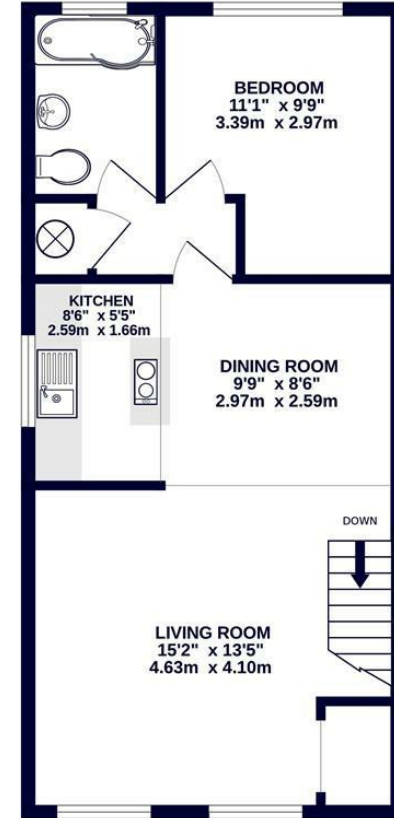
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
42 sq ft. (3.9 sq m.) approx.



1ST FLOOR
502 sq ft. (46.7 sq m.) approx.



TOTAL FLOOR AREA: 545 sq ft. (50.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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01895 459 950

1 Tavistock Road, West Drayton,
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk

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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	67	77
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC 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.