

Station Road

West Drayton • • UB7 7NG
Offers In Excess Of: £950,000



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est 1986

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This detached bungalow situated on a substantial plot makes this a unique and rarely available opportunity for development (STPP). The plot benefits from private access, being off-set from the main road and set in a prime location in West Drayton moments from the train station.

Development opportunity (STPP)

Freehold

No chain

Substantial plot

Private access

Prime location

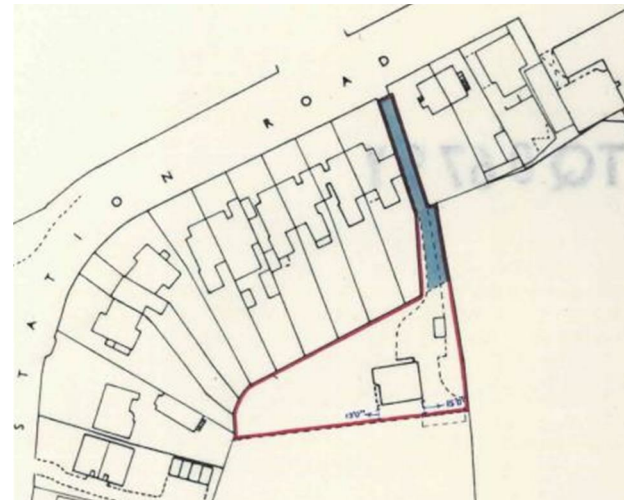
0.4 miles from West Drayton Train Station

Easy reach of M4/M40/M25

View by appointment only

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.





Description

The plot is accessed via a private gated driveway and offers ample flat land which currently consists of a two bedroom detached bungalow, two large storage units and parking for multiple vehicles. The plot offers a fantastic scope for the development of apartments/houses subject to the usual planning consents and is one of the last opportunists of this type in the local area. The property further benefits from no chain and is freehold.

Location

Located in the heart of West Drayton, Station Road is exceptionally well placed being found only moments from the variety of independent shops, eateries and wide range of amenities that West Drayton has to offer. West Drayton train station (Elizabeth Line) is found only 0.4 miles away as are a number of bus routes that provide access to Heathrow Airport, Stockley Business Park and in the other direction towards Uxbridge town centre.



Schools:

West Drayton Academy 0.1 miles
St Catherines Catholic Primary School 0.4 miles
Laurel Lane Primary School 0.5 miles



Train:

West Drayton station 0.4 miles
Iver station 1.7 miles
Hayes & Harlington station 2.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



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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		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - very high 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.