

# Padcroft Road

West Drayton • Middlesex • UB7 7RB

Guide Price: £265,000



coopers  
est 1986

# Padcroft Road

West Drayton • Middlesex • UB7 7RB

A delightful two bedroom first floor maisonette found in a ultra convenient location moments from the Train Station. Offering generously proportioned accommodation, that has benefitted from a range of contemporary finishes throughout making it ready to move into immediately. The property is made up of hallway, landing, 15ft living room opening onto the fitted kitchen, 11ft master bedroom benefitting from fitted wardrobes, second bedroom and an attractive bathroom room suite.

Fantastic condition throughout

First floor maisonette

Two bedrooms

15ft Living room

Modern 8ft Kitchen

11ft Master bedroom with fitted wardrobes

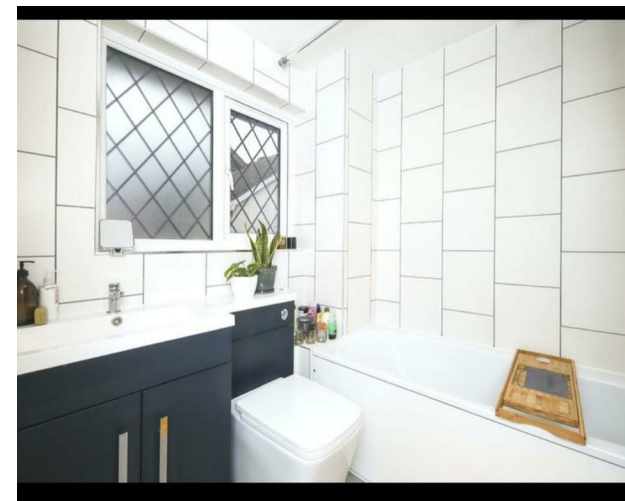
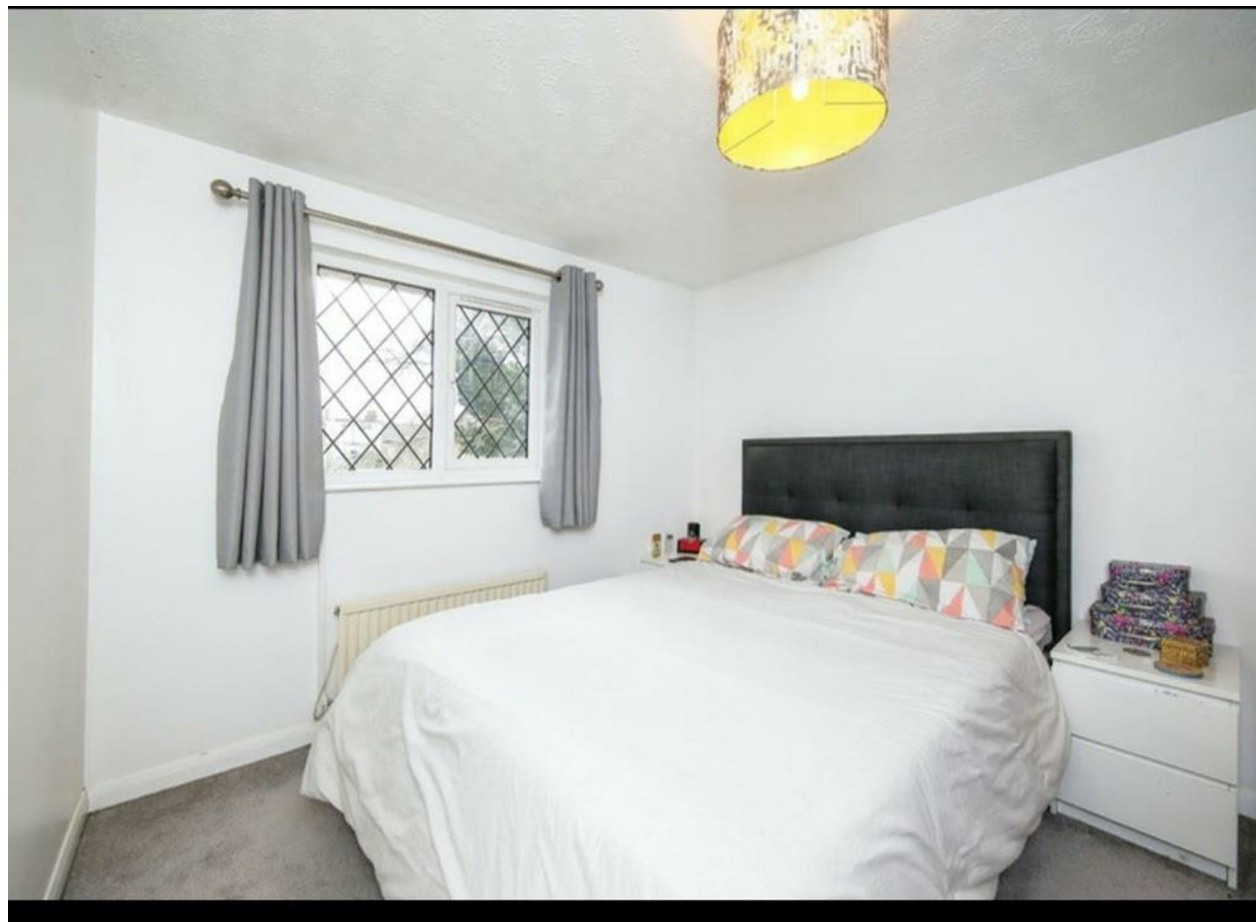
Attractive bathroom

Outstanding condition throughout

Allocated and on street parking

0.3 miles from West Drayton Train 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 enjoys an allocated parking space for one car as well as permit parking on street. There are also well tended communal grounds.

### Location

Padcroft Road is a quiet and rarely available residential road ideally situated being just a short distance from West Drayton High Street with its range of independent shops, Elizabeth Line station and variety of bus routes. Heathrow Airport, Stockley Business Park and the M4 motorway network are all within easy reach.



### Schools:

St Matthew's CofE Primary School 0.1 miles  
Rabbsfarm Primary School 0.4 miles  
St Catherine Catholic Primary School 0.5 miles



### Train:

West Drayton 0.3 miles  
Iver 1.3 miles  
Uxbridge 2.3 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

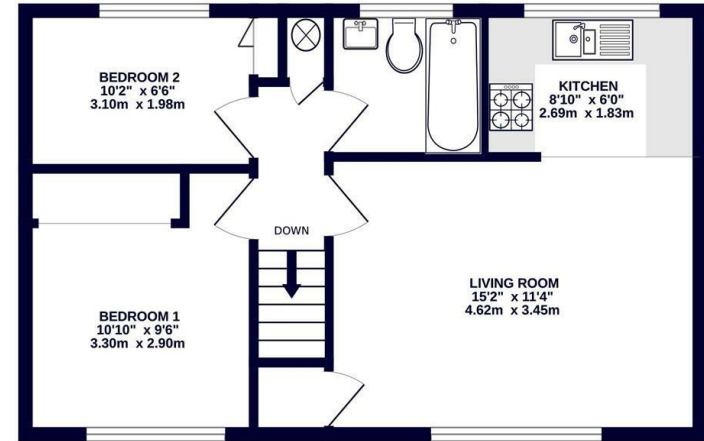
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(Distances are straight line measurements from centre of postcode)



GROUND FLOOR ENTRANCE  
55 sq.ft. (5.1 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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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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	73	73
Some energy efficiency - lower running costs	D		
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.