

28 Wraysbury Drive

West Drayton • • UB7 7FH

Guide Price: £290,000



coopers
est 1986

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West Drayton • • UB7 7FH

Found on this modern canal side development is this second floor two bedroom, two bathroom apartment which has been delightfully updated throughout and benefits from a large balcony with wonderful waterfront views.

This exceptional apartment briefly consists of entrance hallway, storage & utility cupboards, master bedroom with fitted wardrobes and ensuite shower room, double second bedroom, sublime family bathroom and 16ft living room that opens onto the attractive fitted kitchen.

• 0.4 Miles from West Drayton Train Station (Elizabeth Line)

Second floor apartment

Two double bedrooms

Two bathrooms

Renovated throughout

Balcony overlooking the grand union canal

Lift access

Allocated parking

Premium location benefiting from Greenbelt parkland

No chain

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 a balcony which overlooks The Grand Union canal, it is accessible from the living room. In addition there is an allocated parking space for one car as well as visitor parking available.

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 Elizabeth Line train station. 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:

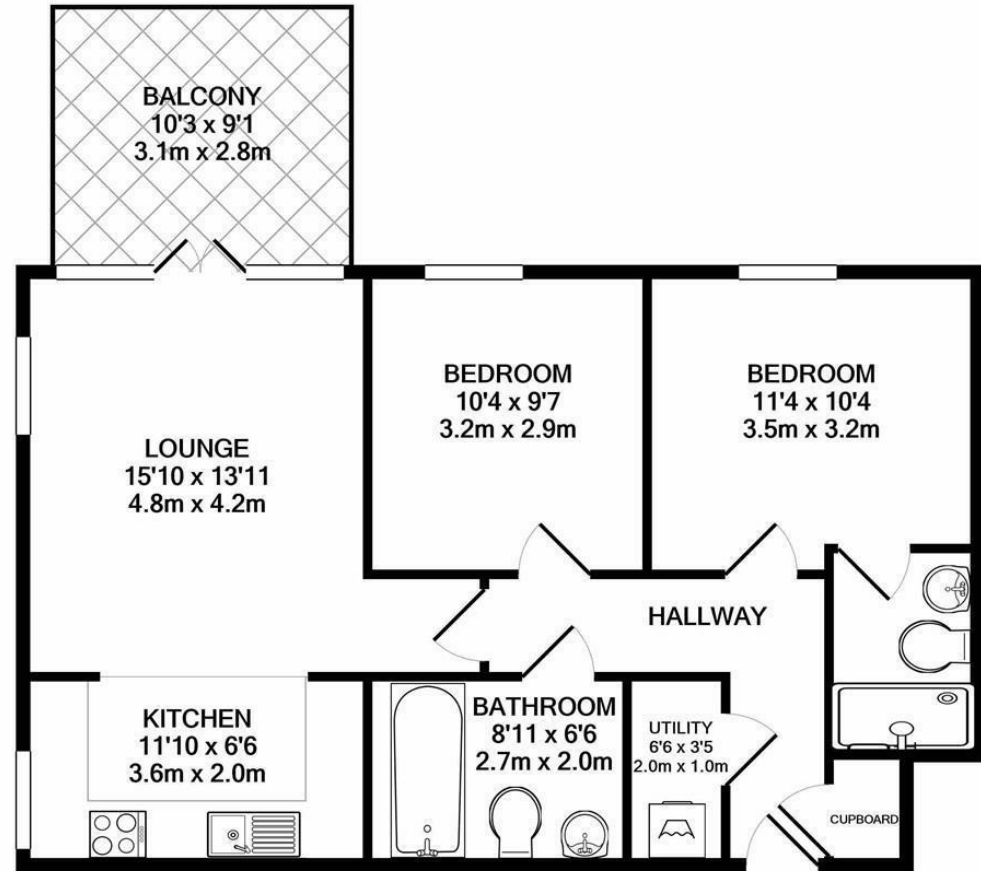
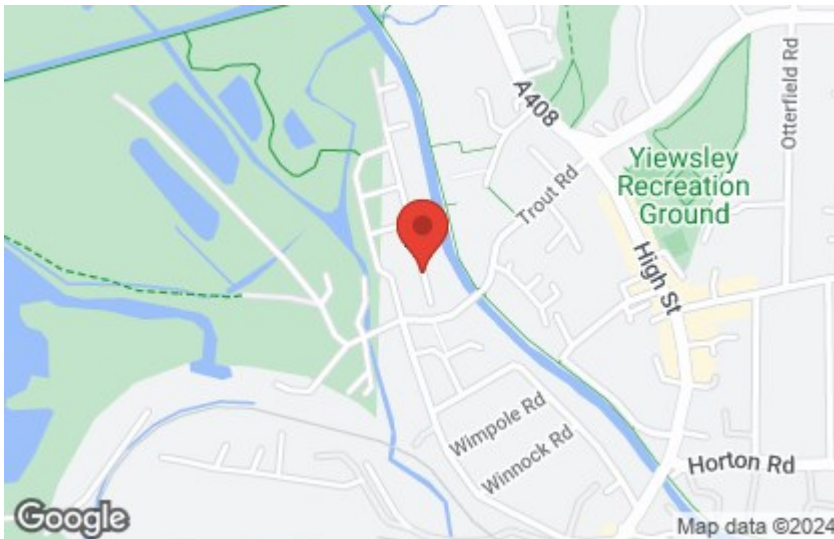
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 656 SQ.FT. (61.0 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU 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.