

Wraysbury Drive

West Drayton • • UB7 7FH
Offers In Excess Of: £250,000



coopers
est 1986

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This spacious two bedroom, two bathroom second floor apartment boasts modern sleek finishes throughout, creating light and airy accommodation. The property offers an entry phone system, entrance hall, light filled living room opening onto a fantastic fitted kitchen, 11ft master bedroom with fitted wardrobes and ensuite shower room, 10ft second bedroom and family bathroom. This property is ideal for first time buyers and investors alike, with its close proximity to West Drayton Train Station (Elizabeth Line) and peaceful setting.

Two double bedrooms

Second floor apartment

No further chain

Sought after development

Good condition throughout

Family bathroom & en-suite

Parking for one car

11ft Master bedroom with fitted wardrobes

13ft Living area

Close to the 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

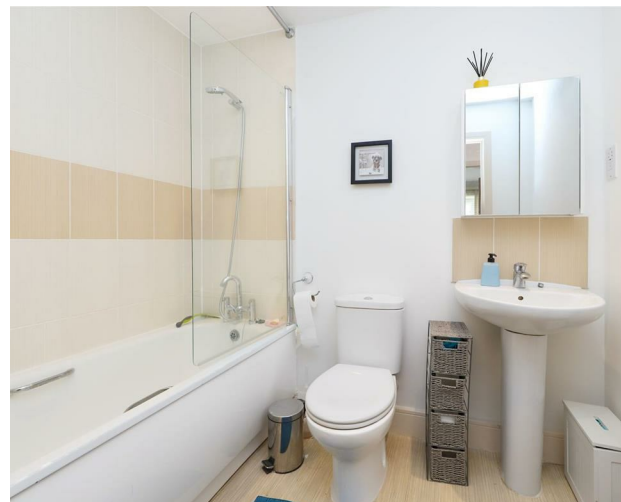
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Outside

There is a balcony that is accessible from the living room which offers fantastic views of the development. There is also an allocated space parking for one car and visitor parking. You have direct access on to the grand union canal as well as communal gardens with children's play areas located on the development.

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:

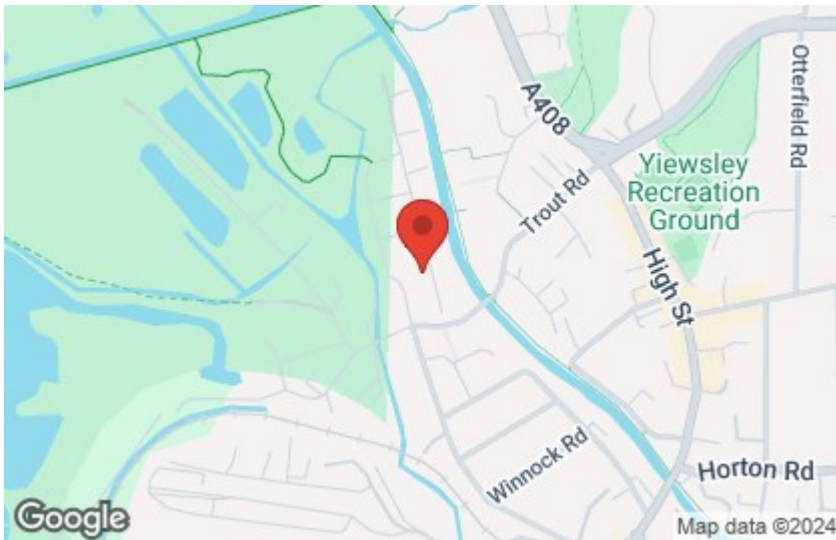
M4, A40, M25, M40



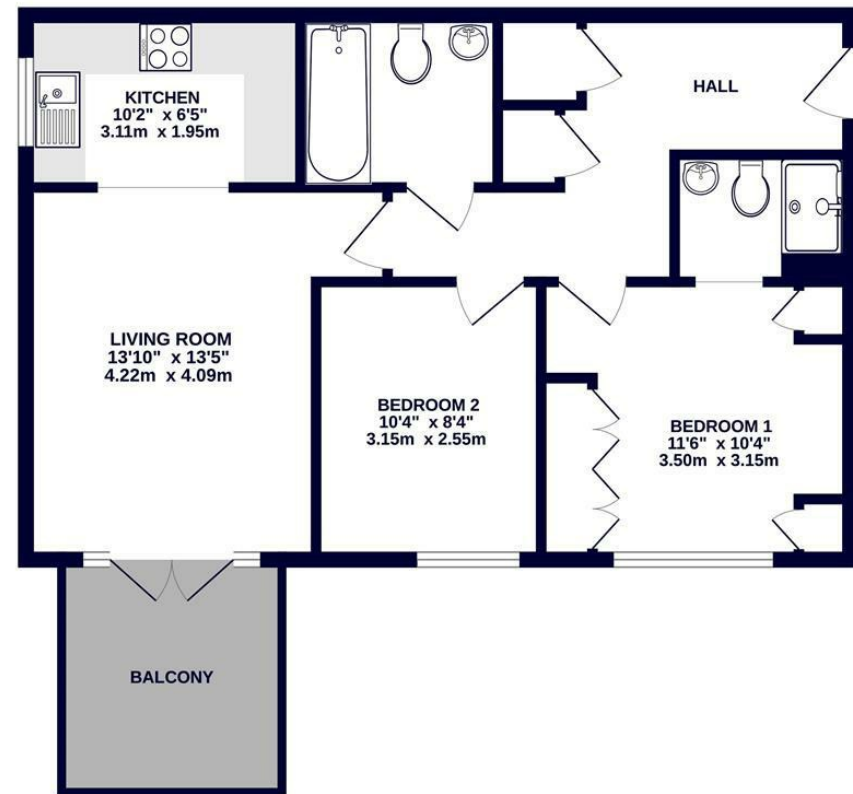
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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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01895 459 950
1 Tavistock Road, West Drayton,
Middlesex, UB7 7QT
westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	80	80

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.