

Great Benty

West Drayton • • UB7 7UW
Guide Price: £475,000



coopers
est 1986

Great Bentley

West Drayton • • UB7 7UW

A unique opportunity to purchase one of two, brand new two bedroom semi-detached chalet bungalows finished to exacting standards offering light filled accommodation with clean crisp tones throughout. This stunning home is perfect for those looking to take their first step on the property ladder and briefly consists of entrance hallway, downstairs bathroom, 13ft x 10ft double second bedroom and open plan 21ft x 16ft kitchen/living room with french doors that offer access to the garden. Upstairs is the large 12ft x 12ft master bedroom and exquisite four piece bathroom.

New build

Stunning chalet bungalow

Finished to a high specification

Two double bedrooms

Two bathrooms

16ft x 13ft Kitchen/Dining/Living room

Private driveway

Off-street parking for two cars

10 year warranty

One of two, homes available

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

Assessed via a private driveway which is shared by both homes, this offers a vast amount of security and privacy whilst also providing off street parking for multiple cars. The property enjoy a wrap around garden which is mainly laid to lawn with a patio area closest to the home.

Location

Great Benty is a popular residential road conveniently located providing good access and within easy reach of a variety of amenities including local shops, bus routes & numerous schools. Heathrow Airport & Stockley Business Park can be found just a short distance away, along with West Drayton High Street. The town mainline train station provides fast and frequent service into London Paddington and the Home Counties via the Elizabeth Line.



Schools:

St Martin's Church of England Primary School 0.1 miles
Laurel Lane Primary School 0.2 miles
Cherry Lane Primary School 0.5 miles



Train:

West Drayton Station 0.9 miles
Iver Station 1.8 miles
Heathrow Express Terminals 1, 2 & 3 Station 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

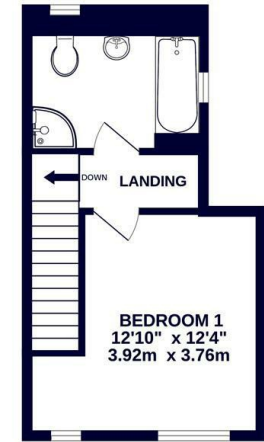
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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	75	81
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
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.