

Ruffle Close

West Drayton • Middlesex • UB7 9BP
Offers In Excess Of: £585,000



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West Drayton • Middlesex • UB7 9BP

Filled with natural light and boasting a highly desirable address this well appointed four bedroom townhouse offers a well laid out floor plan with generously proportioned rooms throughout making it ideal for the modern family. The ground floor accommodation consists of entrance hallway, 11ft family room/fourth bedroom, large storage cupboard, shower room suite, double third bedroom and the utility room providing access to the garden. To the first floor is the delightfully modern fitted kitchen with island and spacious 15ft x 15ft living/dining room. On the second floor is the sublime family bathroom, 10ft double second bedroom and the master bedroom with the benefit of fitted wardrobe and en-suite shower room.

1227 sq. ft

Townhouse

Four double bedrooms

Three bathrooms

15ft x 15ft living/dining room

16ft modern kitchen with island

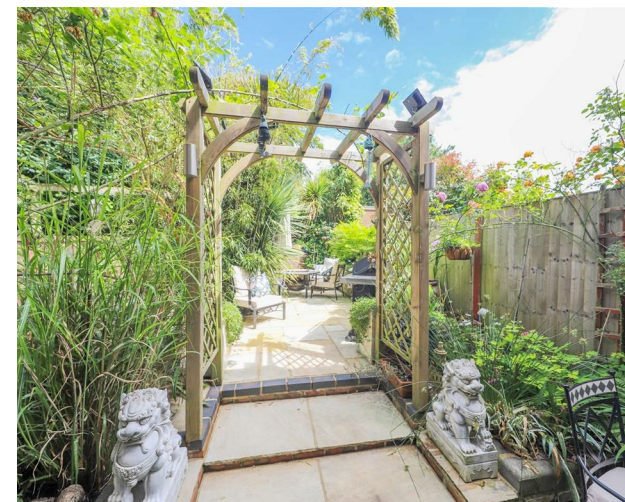
Off street parking

Professionally landscaped garden

Sought after location

0.3 miles from West Drayton 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

To the front of the property is a driveway providing off street parking for one car with the benefit of an electric charging point. The East facing rear garden has been professionally landscaped creating a tranquil and private setting. This consists of artificial grass, quarry stone patio, multiple seating areas ideal for the summer months, planters and a shrub/tree border.

Location

Ruffle Close is a highly sought after cul-de-sac in West Drayton, ideally placed being found just a short walk from West Drayton high street with its various shops and amenities in addition to the train station providing fast and frequent services in and out of London via the Elizabeth Line. Just a short drive away is Uxbridge town centre with its extensive range of bars, restaurants and shops.



Schools:

West Drayton Academy 0.2 miles
St Matthew's CofE Primary School 0.4 miles
St Catherine Catholic Primary School 0.5 miles



Train:

West Drayton Station 0.3 miles
Iver Station 1.7 miles
Hayes & Harlington Station 2.0 miles



Car:

M4, A40, M25, M40



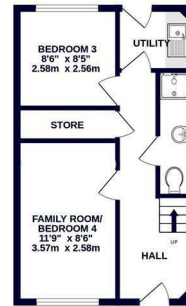
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1227sq.ft. (114.0 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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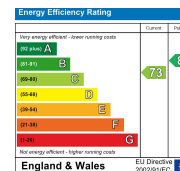
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