

# Bellclose Road

West Drayton • • UB7 9DF

Guide Price: £480,000



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est 1986



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Positioned in a prime part of West Drayton, is this charming three bedroom mid terrace home. The well-proportioned rooms and high ceilings create a spacious, light and airy family dwelling, the accommodation of which comprises entrance hallway, a large living/dining area and a 12ft fitted kitchen. The first floor is made up of the three generously sized bedrooms, a family bathroom and a separate shower room.

Three bedrooms

Mid terrace

Great condition throughout

Potential to extend (STPP)

12ft Kitchen

Prime location

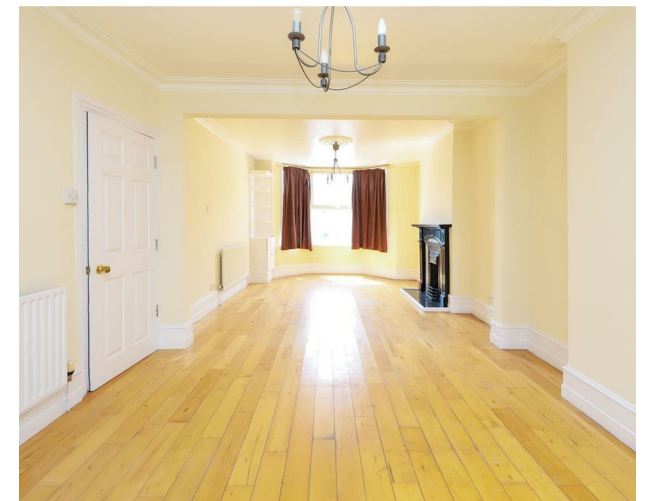
12ft Master bedroom

No chain

A great family home

Close to transport links

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 rear garden has a patio area closest to the house, the rest of the garden being mainly laid to lawn and there is also a timber outbuilding. There is on street parking available with valid residents parking permit.

### **Location**

Bellclose Road is a popular residential road in West Drayton, situated just a short walk from West Drayton high street with all its local shops and amenities including West Drayton railway station (Elizabeth Line) and bus links on Brandville Road such as the 222, U5 & 350 to Heathrow Airport. Just a short drive away is Uxbridge town centre with its multitude of shopping facilities, Metropolitan and Piccadilly line tube station, restaurants and bars.



### Schools:

West Drayton Academy 0.1 mile  
St Matthew's CofE Primary School 0.5 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:

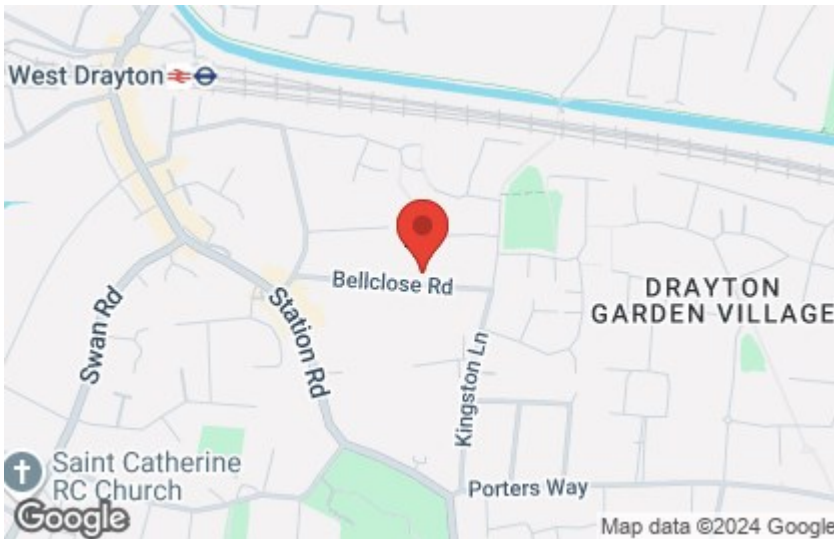
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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		
Some energy efficiency - lower running costs	D		
Not energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		
England & Wales		83	80
		03/01/2022	01/10/2022

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.