

# 3 Pennyroyal Drive

West Drayton • • UB7 9GX  
Offers In Excess Of: £360,000



coopers  
est 1986

# 3 Pennyroyal Drive

West Drayton • • UB7 9GX

A distinctive two bedroom first floor apartment boasting a large private terrace, separate balcony and two allocated parking spaces. The property is presented in fantastic condition with modern interiors throughout allowing plenty of natural light making this apartment a great space. The living accommodation starts with the entrance hall, spacious utility cupboard, master bedroom with ensuite and fitted wardrobe, second double bedroom of which both bedrooms have terrace access, sublime three piece family bathroom and lastly the 18ft x 17ft open plan living/dining area with fitted kitchen.

First floor apartment

Two double bedrooms with private terrace access

Contemporary bathroom & en-suite

Spacious open plan living

Balcony overlooking communal grounds

Fantastic condition throughout

Two, allocated undercroft parking spaces

Dual aspect

Well tended communal gardens

Sought after development

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 offers a unique and sizeable private garden terrace overlooking the communal garden and accessible from both bedrooms, this being laid to patio with a soiled area ideal for planting which provides a large outdoor space. The apartment has the further benefit with it's own balcony and use of a communal garden which is on the first floor. There are two securely gated, allocated parking spaces. Both of which are undercroft and one has the benefit of an electric charging port.

### Location

Windsor Court is a modern apartment block situated on the much sought after Drayton Garden Village Development which is arguably West Drayton's most popular development. It is located just a short distance from West Drayton High Street with its range of independent shops, restaurants and good transport links via various bus routes and the Train Station providing fast and frequent train access in and out of London via the superb Elizabeth Line. Heathrow Airport, Stockley Business Park and the M4 are all within easy reach.



### Schools:

West Drayton Academy 0.3 miles  
Cherry Lane Primary School 0.6 miles  
Laurel Lane Primary School 0.7 miles



### Train:

West Drayton 0.5 miles  
Hayes & Harlington 1.8 miles  
Iver 2.0 miles



### Car:

M4, A40, M25, M40



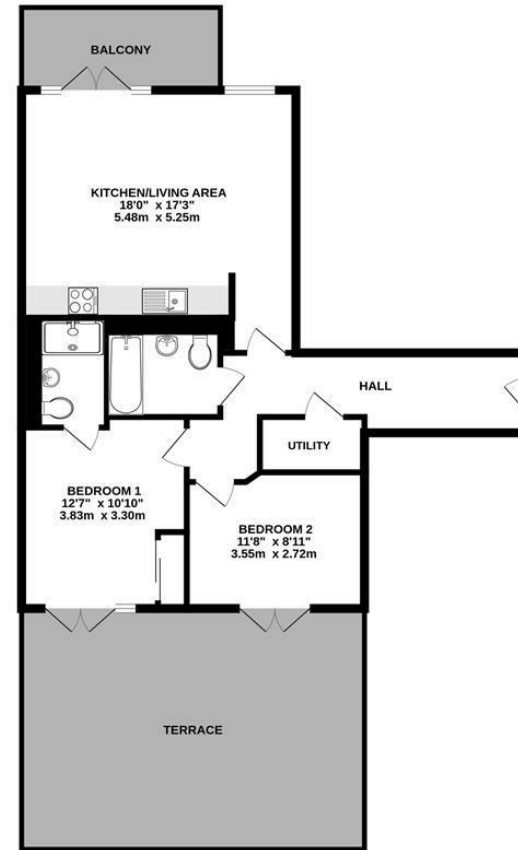
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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 very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		85	85

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.