

Colham Mill Road

West Drayton • • UB7 7AD

Guide Price: £285,000



coopers
est 1986

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A two bedroom second floor flat that is conveniently placed, just moments from the high street and train station. The apartment is perfectly liveable in its current condition but also offers the opportunity to stamp your own mark. With well laid out accommodation just short of 700 sq ft of living space this briefly consists of, entrance hallway, 13ft second double bedroom with fitted wardrobe, 15ft master bedroom bedroom, three piece bathroom, spacious double aspect living room and separate 12ft kitchen.

No chain

Second floor apartment

Two double bedrooms

Extended lease

Minimal charges

13ft x 12ft Living room

12ft separate Kitchen

Family bathroom

Parking for one car

Moments from the Train 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

Outside boasts well kept communal gardens and residents parking for one car.

Location

Delaforde House located on Colham Mill Road is exceptionally well placed being only a short walk from West Drayton High Street with its variety of shops and train station providing fast and frequent services in and out of London via the Elizabeth Line. Heathrow Airport, Stockley Business Park and the M4 Motorway can also be found within easy reach.





Schools:

St Matthew's CofE Primary School 0.3 miles
St Catherine Catholic Primary School 0.3 miles
West Drayton Primary School 0.4 miles



Train:

West Drayton Station 0.1 miles
Iver Station 1.4 miles
Hayes & Harlington Station 2.4 miles



Car:

M4, A40, M25, M40



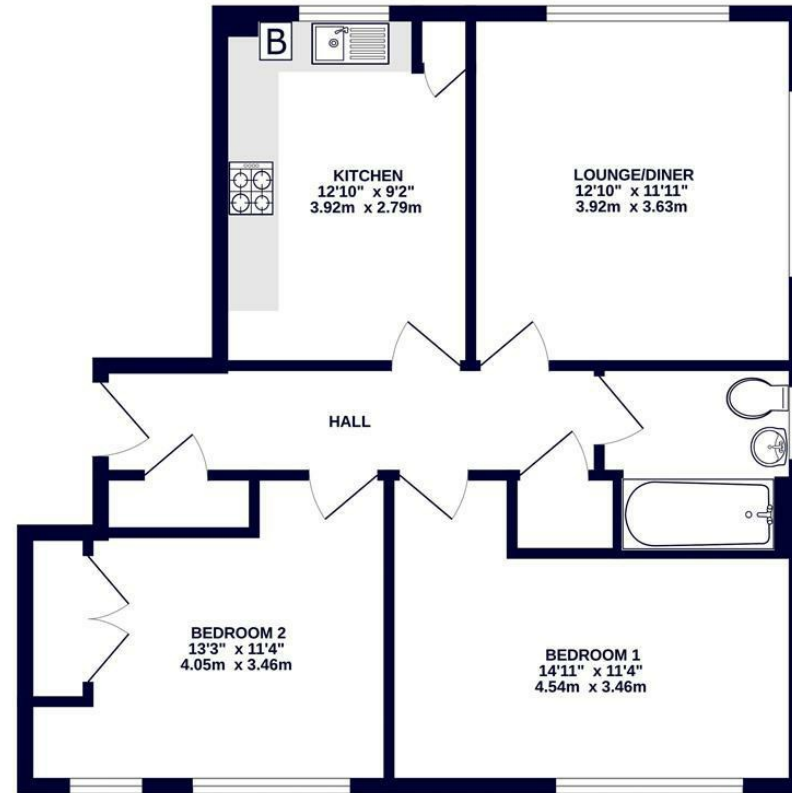
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



SECOND FLOOR 685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 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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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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	75	77
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - 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.