

South Close

West Drayton • • UB7 9LS

Guide Price: £550,000



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est 1986

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This end terrace house boasts two reception rooms, three bedrooms, and a well-appointed bathroom, offering ample space for comfortable living. The property has been fully renovated, ensuring a modern and stylish interior that is ready to move in without the hassle of renovations. The potential to extend the property further adds to its appeal, allowing you to customise and expand the living space to suit your needs. Situated on a sought-after road, this property not only offers a lovely place to call home but also presents a sound investment opportunity. The location provides easy access to local amenities, schools, and transport links, making it ideal for families and commuters alike.

End terrace

Three double bedrooms

Extended

Fully renovated throughout

Ideal for first time buyers

Cul-de-sac

Driveway

Potential to extend (STPP)

1278 sqft

20ft reception room

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 front of the property has a garden with artificial grass and a driveway providing off street parking. The rear garden also has artificial grass making it very easy to maintain, a garden shed to the rear offers space for storage and closest to the home is a paved area ideal for entertaining.

Location

South Close is an extremely well placed cul-de-sac being situated close to local amenities and bus routes. West Drayton High Street with its various shops and and mainline train station (Elizabeth Line) can be found just a short distance away as can Stockley Business Park, Heathrow Airport and the M4 motorway.



Schools:

West Drayton Academy 0.4 miles
Cherry Lane Primary School 0.4 miles
St Martin's Church of England Primary School 0.7 miles



Train:

West Drayton Station 0.7 miles
Hayes & Harlington Station 1.7 miles
Iver Station 2.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

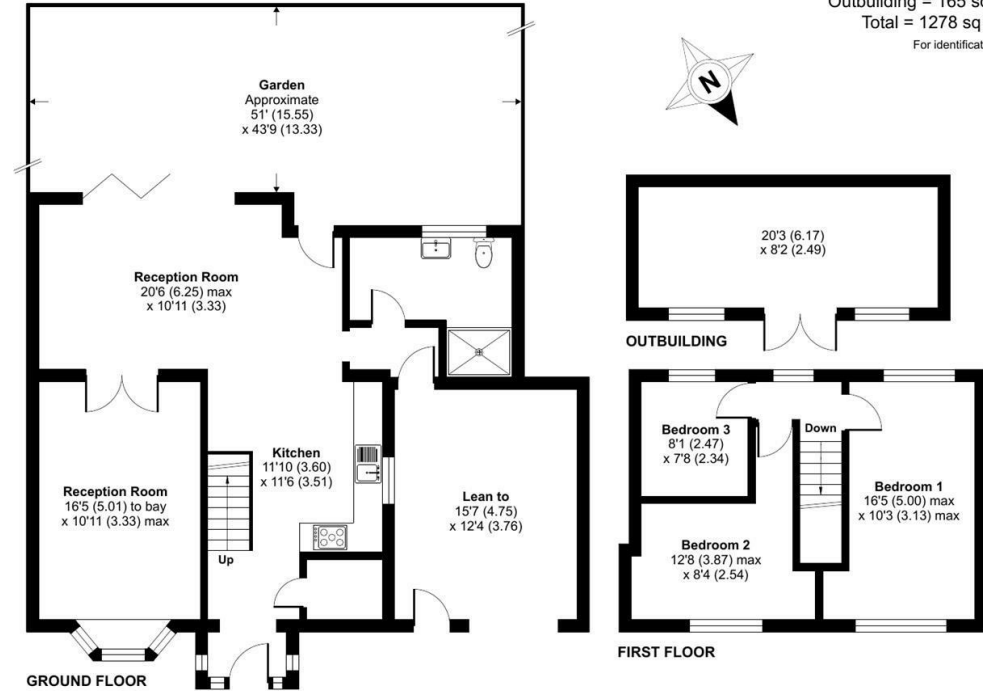
(Distances are straight line measurements from centre of postcode)



South Close, West Drayton, UB7

Approximate Area = 1113 sq ft / 103.4 sq m (exclude lean to)
Outbuilding = 165 sq ft / 15.3 sq m
Total = 1278 sq ft / 118.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1190312



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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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		01/01/2022	01/01/2024

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.