

# Autumn Way

West Drayton • Middlesex • UB7 9GE

Asking Price: £540,000



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est 1986

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Situated on the much favoured 'Drayton Garden Village' development and offered to the market in fantastic decorative order is this spacious and chain free three bedroom end of terrace home. Offering light filled accommodation throughout this stylish and modern home is perfect for the growing family.

No chain

Modern end of terrace home

Three well proportioned bedrooms

Wren kitchen with Quartz worktops

Italian tiles with underfloor heating

Spacious living room

W.C and two bathrooms

Parking for two cars

Built in 2016 with building warranty remaining

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**

The accommodation briefly consists of entrance hallway, downstairs cloakroom, 18ft x 16ft living room with high tension remote controlled projector screen for a home theatre, a 16ft fitted Wren kitchen equipped with Quartz worktops, breakfast island, water softener and dining area. The downstairs also benefits from Italian tiles and underfloor heating throughout. Whilst upstairs is the 9ft third bedroom, 13ft second bedroom, attractive family bathroom suite, generously sized 16ft x 11ft master bedroom with fitted wardrobes and the added benefit of an ensuite. The loft space has been boarded and boasts potential to convert (Subject to planning permission).

### **Outside**

The property benefits from two, secure allocated parking spaces. The rear garden has been designed with low maintenance in mind with a covered decking area closest to the home, the remainder being laid with artificial grass with a small patio area to the rear with a storage shed. There is also the benefit of rear access and CCTV to both the front & rear.

### **Location**

Autumn Way is 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 Primary School 0.3 miles  
St Matthew's CofE Primary School 0.6 miles  
Cherry Lane Primary School 0.7 miles



### Train:

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



### Car:

M4, A40, M25, M40

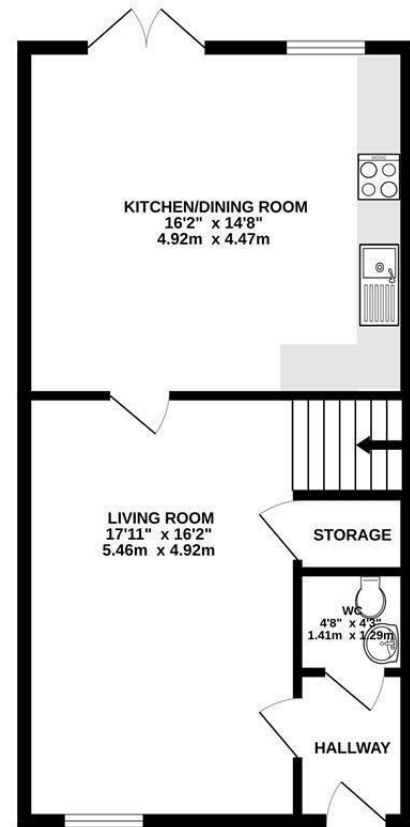


### Council Tax Band:

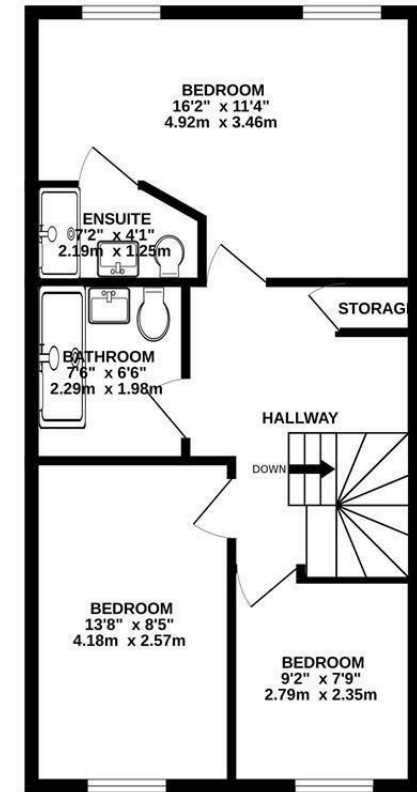
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 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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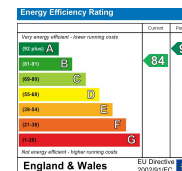


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