

# Constabulary Close

West Drayton • Middlesex • UB7 7GE  
Offers In Excess Of: £425,000



coopers  
est 1986

# Constabulary Close

West Drayton • Middlesex • UB7 7GE

An outstanding three bedroom, two bathroom first floor apartment which is situated within a private and gated development. The generous accommodation stretches over 800sq.ft and consists of, entrance hall with two storage cupboards, sublime family bathroom, spacious 18ft living/dining area with kitchen which has the added advantage of fitted appliances, Three double bedrooms of which the master has the addition of an ensuite and all benefitting from fitted wardrobes.

Three double bedrooms

Two bathrooms

First floor

Gated, private development

Share of freehold

18ft Living/Kitchen area

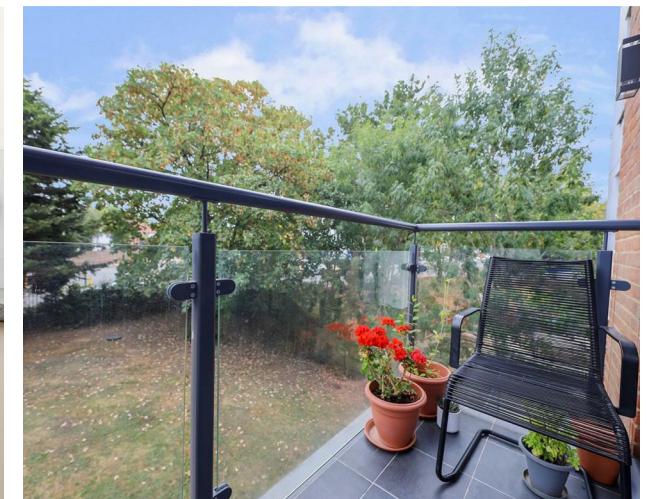
Over 990 years remaining on the lease

Allocated under croft parking

Presented in brilliant condition

0.7 miles from West Drayton train station (Crossrail)

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

An outstanding three bedroom, two bathroom first floor apartment which is situated within a private and gated development. The generous accommodation stretches over 800sq.ft and consists of, entrance hall with two storage cupboards, sublime family bathroom, spacious 18ft living/dining area with kitchen which has the added advantage of fitted appliances, Three double bedrooms of which the master has the addition of an ensuite and all benefitting from fitted wardrobes.

## Outside

There is an allocated undercroft parking space for one car as well as well tended communal gardens, these benefit from a children's play area.

## Location

Constabulary Close is a modern, gated development which is completely private and is exceptionally well placed within a leafy enclave that creates a tranquil retreat whilst being only moments from the High Street. West Drayton station is just a short walk away, having excellent transport connections into London and with the benefit of the Crossrail network. The M4 and M25 motorways are easily accessible as is Heathrow Airport. For business or the keen golfer Stockley Business Park & Golf Course is close by.



#### Schools:

West Drayton Primary School 0.4 miles  
 Cherry Lane Primary School 0.6 miles  
 St Catherine Catholic Primary School 0.8 miles



#### Train:

West Drayton Train Station 0.7 miles  
 Iver Train Station 2.3 miles  
 Hayes & Harlington 2.7 miles



#### Car:

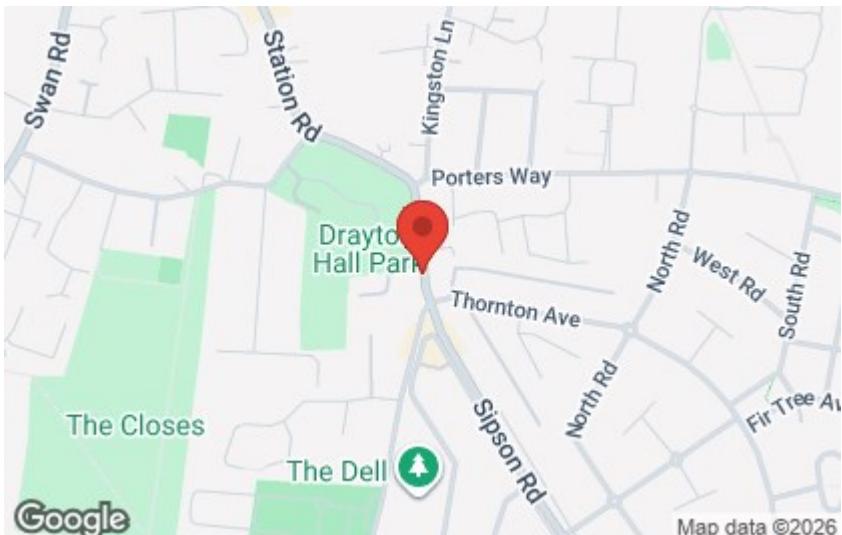
M4, A40, M25, M40



#### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



**coopers**  
est 1986

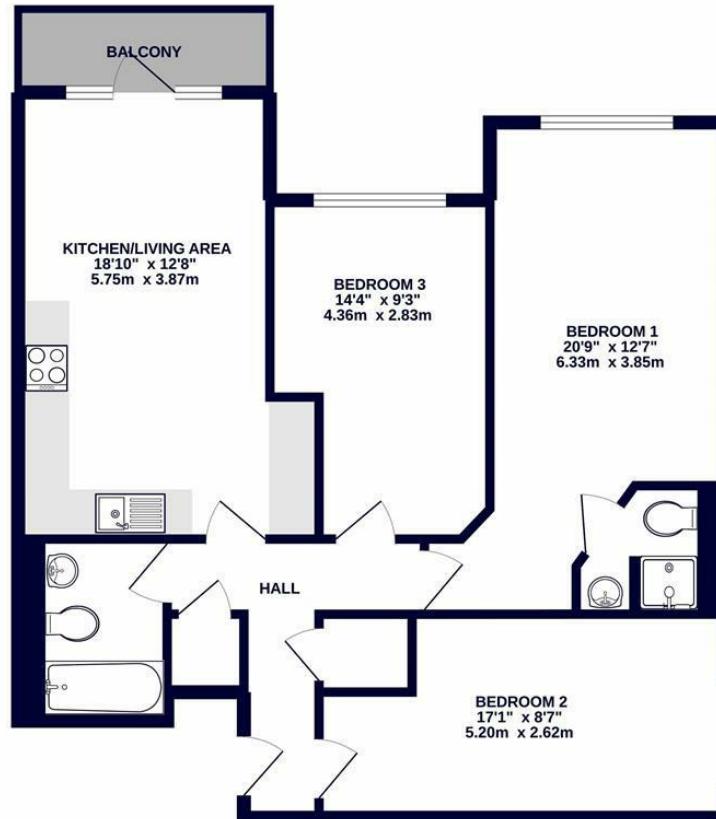
**01895 459 950**

**1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT**

[westdrayton@coopersresidential.co.uk](mailto:westdrayton@coopersresidential.co.uk)

[CoopersResidential.co.uk](http://CoopersResidential.co.uk)

**1ST FLOOR**  
801 sq.ft. (74.5 sq.m.) approx.



**TOTAL FLOOR AREA : 801 sq.ft. (74.5 sq.m.) approx.**  
While every attempt has been made to ensure the accuracy of the floor plan 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 general purpose 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.  
Made with Mengix ©2022



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
90-100	A	87	87
80-89	B		
70-69	C		
60-59	D		
50-49	E		
40-39	F		
30-29	G		
<small>More energy efficient - higher running costs</small>			
<small>EU Directive 2002/91/EC</small>			
<small>England &amp; Wales</small>			

**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.