

# Ruffle Close

West Drayton • • UB7 9BP  
Offers In Excess Of: £635,000



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# Ruffle Close

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Offered to the market for the first time since its construction in 2000, is this exceptionally well presented four-bedroom semi-detached residence, ideal for the growing family and situated within a rarely available residential cul-de-sac, moments from the Train Station. This wonderful home has clean and crisp interiors throughout and is one that must be viewed. EPC-C.

Highly sought after location

Substantial semi-detached home

Four spacious bedrooms

Two bathrooms & W.C

Two reception rooms

Delightfully renovated throughout

Over 1100 sq.ft

South-facing rear garden with outbuilding

Driveway for multiple cars

- Within a 5 minute walk of the Train Station (Elizabeth Line)

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 generous accommodation stretches to over 1100 sq.ft and is spread across two floors. This consists of entrance hallway, 11ft modern fitted kitchen that has been delightfully renovated, pantry, cloakroom WC, dining room with bay window, spacious 14ft living room with ample natural light and to round off the ground floor is the garage conversion, which is now an insulated 14ft bedroom with ample fitted storage. Upstairs are three well proportioned bedrooms, the master is an impressive 14ft with en-suite shower room and lastly the sublime three piece family shower room.

### Outside

The property benefits from a driveway offering off-street parking for multiple vehicles, there is also on-street permit parking available if needed. The rear garden can be accessed via a side gate as well as various points in the property, it is an impressive 50ft as well as a real sun trap being South-facing. The garden is mainly laid to lawn with shrub borders and has a patio area closest to the home as well as to rear where the 9ft solid wood outbuilding is located. The property also boasts potential to extend (subject to the usual planning consents).

### Location

Ruffle Close is a highly sought after and rarely available cul-de-sac in West Drayton, ideally placed being found just a short walk from West Drayton high street with its various shops and amenities in addition to the train station providing fast and frequent services in and out of London via the Elizabeth Line. Heathrow Airport, Stockley Business Park and the M4 with its links to London and The Home Counties are all a short drive away.



### Schools:

West Drayton Academy 0.2 miles  
 St Matthew's CofE Primary School 0.4 miles  
 St Catherine Catholic Primary School 0.5 miles



### Train:

West Drayton Station 0.3 miles  
 Iver Station 1.7 miles  
 Hayes & Harlington Station 2.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

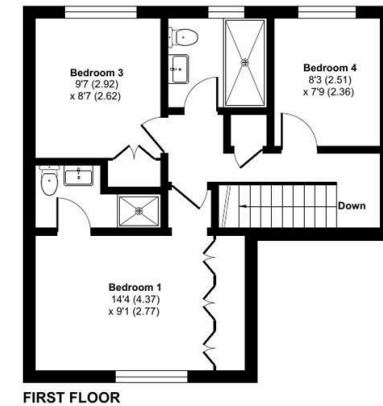
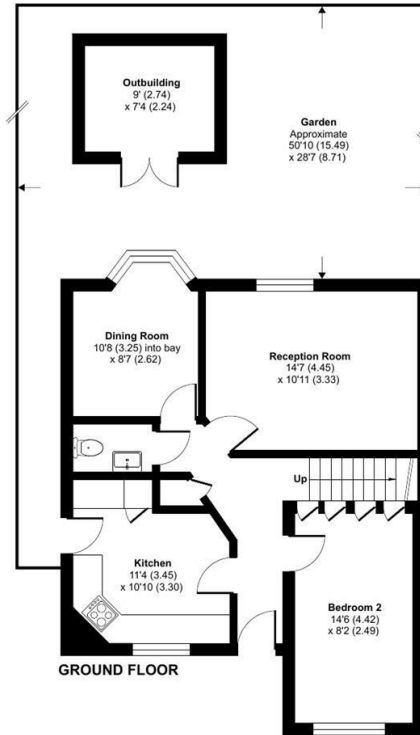
(Distances are straight line measurements from centre of postcode)



## Ruffle Close, West Drayton, UB7

Approximate Area = 1119 sq ft / 103.9 sq m  
 Outbuilding = 66 sq ft / 6.1 sq m  
 Total = 1185 sq ft / 110 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Coopers. REF: 1207175

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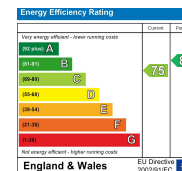
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