

# Money Lane

West Drayton • • UB7 7NU  
Offers In Excess Of: £540,000



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# Money Lane

West Drayton • • UB7 7NU

Brought to the market is this charming semi-detached house located on Money Lane. This period home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The property spans over 1200 sqft, offering a comfortable and spacious living environment. The condition of the house is impeccable, ready for you to move in without the hassle of renovations or repairs.

Four bedrooms

Semi detached period home

Great condition throughout

Ideal for first time buyers

Potential to extend (STPP)

Sought after location

Over 1200 sqft

Garage

Within the conservation area

Generous outdoor space

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 garden is laid to hardstanding and there is also a shared driveway that leads to the rear where there is a garage. The rear garden has a hardstanding area closest to the house, there is a gate that leads to a decked area which in turn leads to the rest of the garden that is laid to lawn with a variety of shrub and tree borders.

### Location

Money Lane is a highly sought after road perfectly placed being situated just off The Green within the conservation area of West Drayton. The High Street with its variety of independent shops, eateries & restaurants can be found just moments away as can a number of bus routes and the train station (Crossrail 2019) providing fast and frequent services in and out of London. Heathrow Airport, Stockley Business Park & the M4 are also a short drive away.



### Schools:

St Catherine Catholic Primary School 0.2 miles  
 Laurel Lane Primary School 0.3 miles  
 St Martin's Church of England Primary School 0.4 miles



### Train:

West Drayton 0.6 miles  
 Iver 1.3 miles  
 Heathrow Terminal 5 2.2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

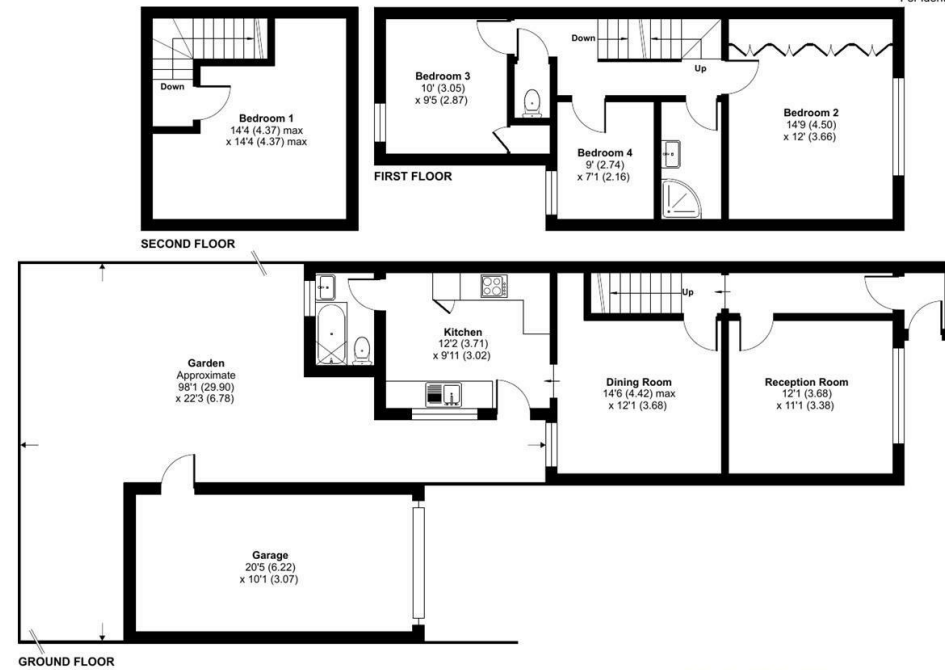
(Distances are straight line measurements from centre of postcode)



## Money Lane, West Drayton, UB7

Approximate Area = 1254 sq ft / 116.5 sq m  
 Garage = 208 sq ft / 19.3 sq m  
 Total = 1462 sq ft / 135.8 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: 1216075

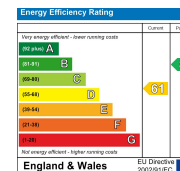
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