

# Beech Close

West Drayton • • UB7 9LQ

Asking Price: £530,000



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Offered to the market with the added advantage of no chain, is this unique opportunity to purchase a spacious three bedroom end of terrace home situated on a substantial corner plot, presenting a fantastic development prospect subject to the usual planning consents.

Substantial corner plot

Development potential

No chain

1067 sq.ft

End of terrace residence

Three spacious bedrooms

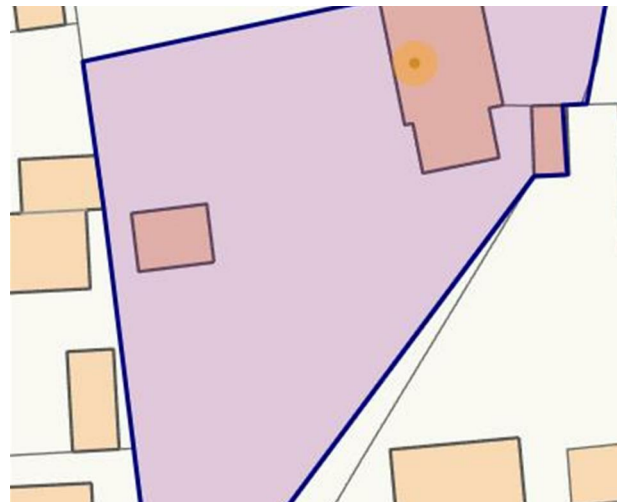
21ft Living room with bay window

11ft Kitchen

19ft Lean to

Residential location

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

With accommodation stretching to an impressive 1067sq.ft, the ground floor consists of entrance hallway, 21ft living room with bay window, equally spacious 11ft x 11ft fitted kitchen which gives access to the 19ft lean to and downstairs cloakroom W.C. To the first floor are the three well proportioned bedrooms, the master being 11ft x 11ft and there is a sublime three piece family shower room.

### Outside

The property enjoys both a front and rear garden. To the front, parking can be found in abundance with bays situated around the green. The front garden is laid to lawn with a paved path leading the front door. A side gate provides access to the over 100ft rear garden, this is mainly laid to lawn with shrub borders, a storage shed and a patio area closest to the home.

### Location

Beech Close is a popular residential road extremely well placed 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/M25 motorways.



### Schools:

West Drayton Academy 0.3 miles  
 St Matthew's CofE Primary School 0.3 miles  
 St Catherine Catholic Primary School 0.3 miles



### Train:

West Drayton Station 0.9 miles  
 Hayes & Harlington Station 1.6 miles  
 Heathrow Express Terminals 1, 2 & 3 Station 2.0 miles



### Car:

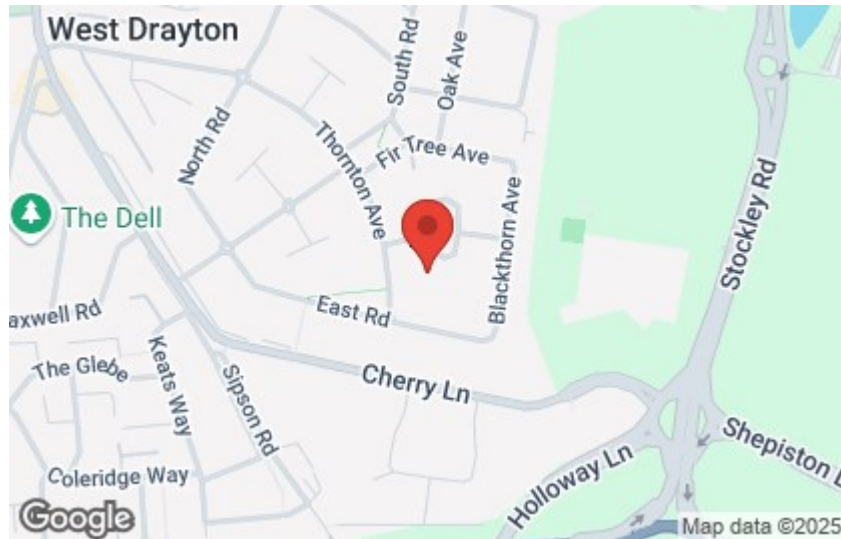
M4, A40, M25, M40



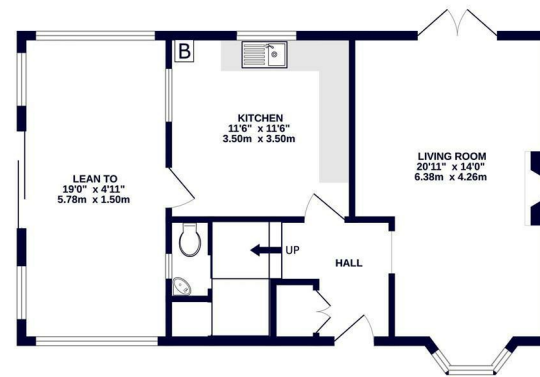
### Council Tax Band:

D

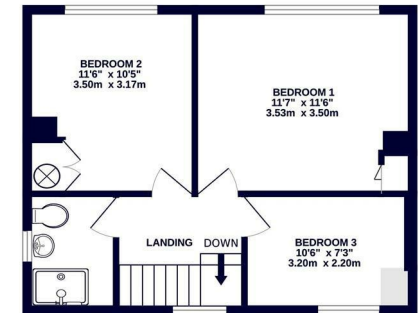
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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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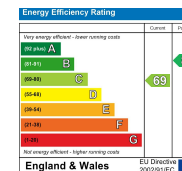
**coopers**  
est 1986

01895 459 950

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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