

# Wren Drive

West Drayton • • UB7 7NR

Guide Price: £285,000



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## West Drayton • • UB7 7NR

Offered to the market is this charming ground floor apartment located on the desirable Wren Drive. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. As you enter, you are greeted by a spacious reception room with a great view of the River Colne that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The apartment features one bathroom and one en suite, ensuring convenience and privacy for all occupants. One of the standout features of this property is its no chain status, allowing for a smooth and efficient purchasing process. The ground floor location provides easy access, making it suitable for individuals of all ages. Wren Drive is situated in a sought-after area, known for its friendly community and proximity to local amenities. Residents can enjoy nearby parks, shops, and excellent transport links, making it easy to explore the wider region.

Two bedroom

Ground floor apartment

Parking

Great condition throughout

Sought after development

No chain

Ideal for first time buyers

Well tended communal garden

View of the River Colne

Family bathroom & En-suite

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 apartment enjoys its own private balcony which is accessible from the living room and there is also an allocated parking space for one car as well as visitor parking spots available. There are well tended communal grounds that side onto the river Colne.

### Location

Wren Drive is a luxury waterside development located close to the Green whilst also being only a short distance from West Drayton High Street with its range of independent shops, cafes & restaurants and good public transport links via various bus routes and the train station (Crossrail). Stockley Business Park and Heathrow Airport and the M4 motorway are all within easy reach.



### Schools:

St Catherine Catholic Primary School 0.1 miles  
 Laurel Lane Primary School 0.4 miles  
 St Martin's Church of England Primary School 0.5 miles



### Train:

West Drayton Station 0.5 miles  
 Iver Station 1.2 miles  
 Heathrow Terminal 5 Station 2.4 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

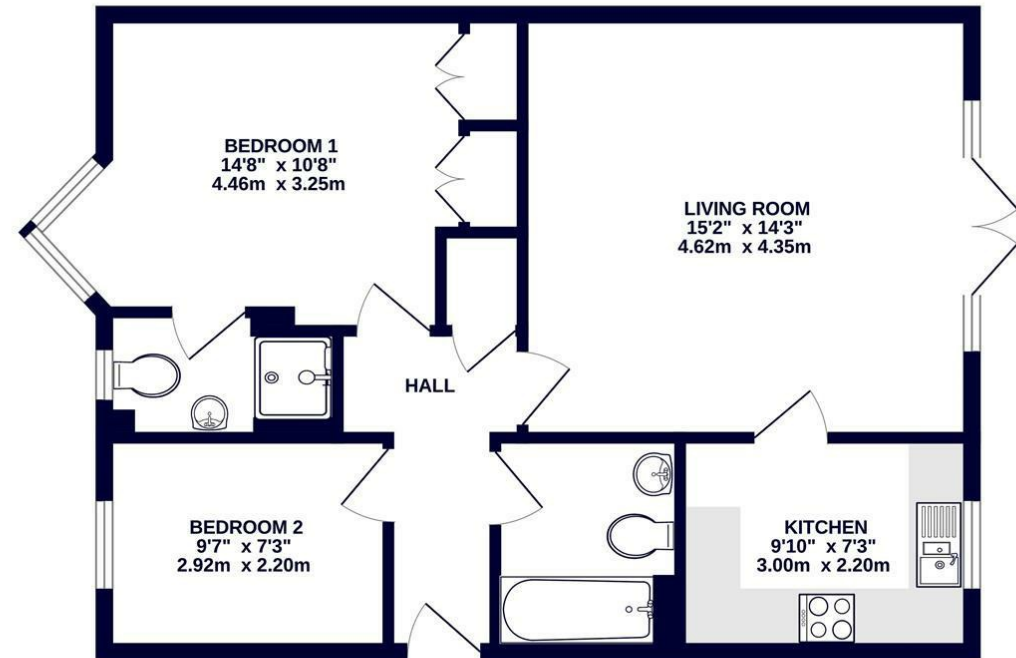
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(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR

631 sq.ft. (58.6 sq.m.) approx.



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TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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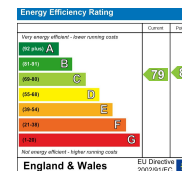
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