

# West Drayton Park Avenue

West Drayton • • UB7 7QB  
Guide Price: £750,000



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Nestled within the prestigious West Drayton Park Avenue, this exceptionally spacious detached residence offers a perfect blend of space and comfort. Situated in a tranquil cul-de-sac, this property is ideal for families seeking a peaceful yet convenient lifestyle.

Prestigious cul-de-sac

Detached residence

1586 sq.ft

Three spacious bedrooms

Three reception rooms

South-facing rear garden

24ft garage

Driveway

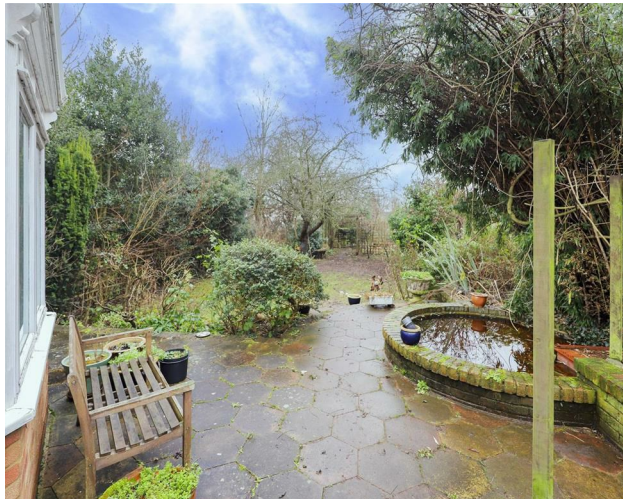
EPC - D

Must be viewed

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

Boasting ample living accommodation reaching an impressive 1580sq.ft this consists of porch, hallway, cosy 14ft sitting room with bay window and gas fire, spacious 21ft living room with wood stove leading onto the 11ft dining room and 17ft conservatory. The living room provides access to the kitchen and downstairs garden toilet. To the first floor are the three spacious bedrooms, the master stretching to 15ft and to finish is the three piece family bathroom.

### Outside

To the front of this imposing home is a paved driveway providing adequate off street parking, there is also a garden area which is laid to lawn with a shrub border. The garage can accessed via the front and rear of the property, being 24ft in length it is a fantastic opportunity to convert / extend into living accommodation, subject to the usual consents. The South-facing rear garden offers plenty of space whilst maintaining a peaceful setting, there is a large patio area closest to the home with a pond, the remainder is mainly laid to lawn with an array of established shrubs and trees bordering.

### Location

Arguably one of the most sought after roads in West Drayton, West Drayton Park Avenue is a tree lined cul-de-sac located within walking distance to The Closes Park and just moments from The Green. West Drayton High Street with its variety of shops, doctors surgery, local schools and train station with the fantastic benefit of the Elizabeth Line are moments away. Heathrow Airport, Stockley 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 Martin's Church of England Primary School 0.4 miles  
 St Catherine Catholic Primary School 0.3 miles



### Train:

West Drayton Station 0.4 miles  
 Iver Station 1.6 miles  
 Hayes & Harlington Station 2.2 miles



### Car:

M4, A40, M25, M40



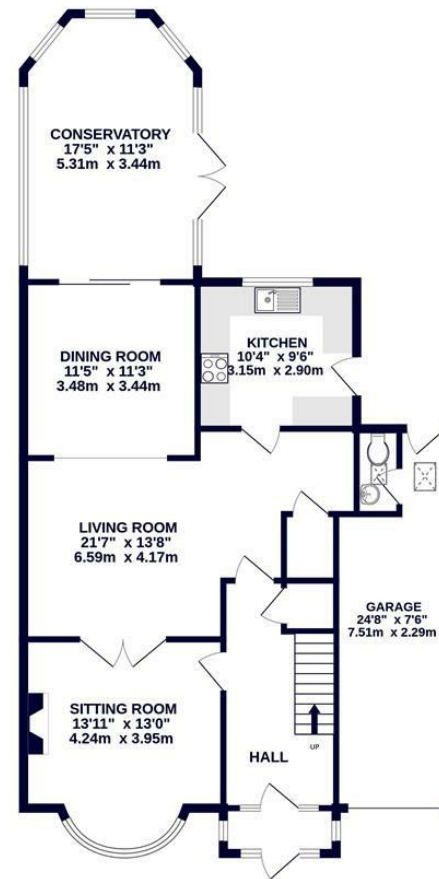
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR  
 476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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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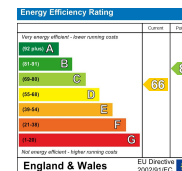
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