

# Wimpole Road

West Drayton • • UB7 7RJ

Guide Price: £525,000



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Filled with natural light and boasting a desirable address close to the Train Station/High Street is this well appointed three bedroom, extended end of terrace period home, offered to the market in fantastic condition throughout.

End of terrace residence

Extended, period home

Three double bedrooms

1195 sq.ft

Fantastic condition throughout

Sublime family bathroom suite

Contemporary rear garden

Residents permit parking

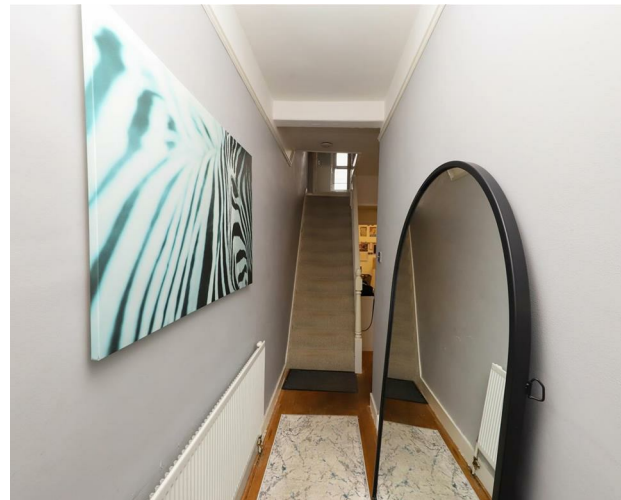
Rarely available location

Moments from 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

This spacious property has a well laid out floorplan situated across three floors making it ideal for modern living. The accommodation briefly consists of entrance hallway that provides access to the 13ft by fronted living room which in turn opens onto the 12ft dining area, the immaculate 9ft galley Kitchen and to round off the downstairs is the utility room. To the first floor are two large double bedrooms, the bigger of the two stretching to an impressive 14ft and benefiting from built in wardrobes and to the rear is the attractive family bathroom. Whilst on the second floor is the expansive 16ft x 15ft principal bedroom.

### Outside

The property benefits from on-street permit parking to the front. To the rear the garden has a contemporary design with a large decking area closest to the house ideal for seating, lawn, mature shrub borders and a patio with storage to the rear.

### Location

Wimpole Road is a popular residential street located within 2 minute walk from West Drayton High Street with its variety of shops, doctors surgery, local schools and mainline station (Elizabeth Line). Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



### Schools:

St Matthew's CofE Primary School 0.2 miles  
 Rabbsfarm Primary School 0.4 miles  
 St Catherine Catholic Primary School 0.5 miles



### Train:

West Drayton 0.2 miles  
 Iver 1.3 miles  
 Uxbridge 2.4 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
 423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
 260 sq.ft. (24.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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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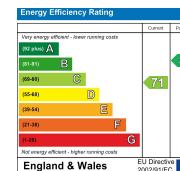
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