

# Ferrers Avenue

West Drayton • • UB7 7AA

Guide Price: £465,000



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A deceptively spacious and rarely available semi-detached bungalow that benefits from being nestled away moments from the High Street on one of West Drayton's most premium roads. The accommodation stretches to 903 sq ft and briefly consists of entrance hallway, 15ft living room with bay window and open fire, recently renovated 11ft kitchen/breakfast room, equally spacious dual aspect 13ft master bedroom, second double bedroom and sublime three piece family bathroom.

Potential to extend (STPP)

Semi-detached Bungalow

Two double bedrooms

15ft x 14ft Living room

11ft x 10ft Kitchen/Breakfast room

Double glazing

Wrap around garden

Garage & Off-street parking

Nestled away in a prime location

0.2 Miles from West Drayton 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

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### Outside

The front driveway is accessed via a double wooden gate which in turn leads to the wrap around garden, towards the front is mainly block paved for easy maintenance with a planting area and access to the garage. Towards the rear the garden is mainly laid to lawn and has a great sense of privacy.

### Location

Ferrers Avenue is a popular residential cul-de-sac situated just off of Station Road, therefore providing great access to the variety of independent shops, restaurants and excellent transport links via bus and mainline station (Elizabeth Line) that West Drayton has to offer. Heathrow Airport and Stockley Business Park can also be found close by whilst for the motorist the M4 with its links into London & the home counties is just a short drive away.







### Schools:

St Catherine Catholic Primary School 0.3 miles  
 St Matthew's CofE Primary School 0.3 miles  
 West Drayton Academy 0.4 miles away



### Train:

West Drayton 0.2 miles  
 Iver 1.4 miles  
 Hayes & Harlington 2.4 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

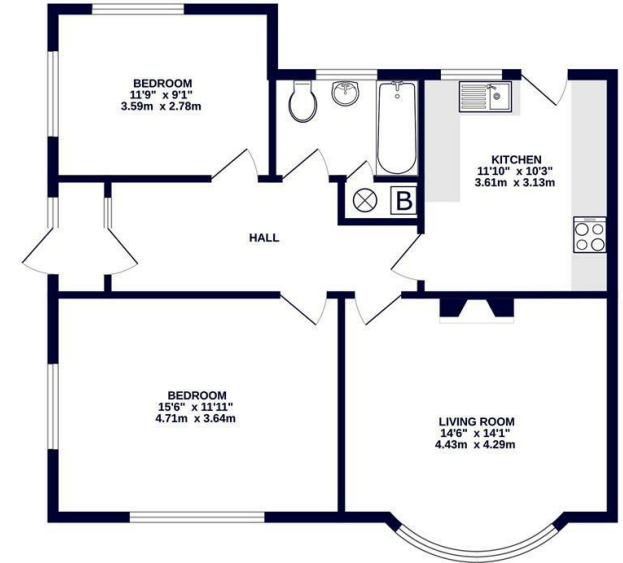
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
 140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR  
 763 sq.ft. (70.8 sq.m.) approx.



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TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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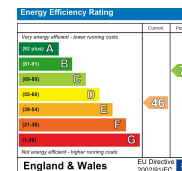
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01895 459 950

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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