

# Wimpole Road

West Drayton • • UB7 7RJ

Guide Price: £490,000



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est 1986



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A fabulous two bedroom, end terrace period residence located on Wimpole Road that has been completely refurbished throughout to the highest specification making this a rarely available opportunity to purchase. This wonderful family home offers expansive living and entertaining space that has been cleverly designed over two floors minutes from West Drayton Train Station.

End terrace

Period residence

Renovated throughout to the highest standards

Extended

967 sq.ft

Two spacious double bedrooms

Four piece family bathroom

Private rear garden

rarely available opportunity

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

On the ground floor, there is a tiled entrance hall which leads to the spacious 24ft x 12ft through lounge with feature bay window, following is the kitchen/dining room which is an extended portion of the home and is the main hub which includes: fabulous open plan kitchen/breakfast space with granite worktops, integrated appliances, dining area with french doors overlooking the private garden. The lounge benefits from solid wood flooring throughout whilst the kitchen is tiled. On the first floor the landing area leads to both spacious double bedrooms, the master reaching a staggering 15ft and the exquisite four piece family bathroom.

### Outside

To the front of the property the garden space is laid with patio for ease of maintenance, there is also access via a side path to the rear garden which is gated. The rear garden is entirely private with wall surrounds, this has also been newly landscaped with a patio area closest to the property and the remainder being a large laid to lawn area. There is ample on street permit parking.

### 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 train 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

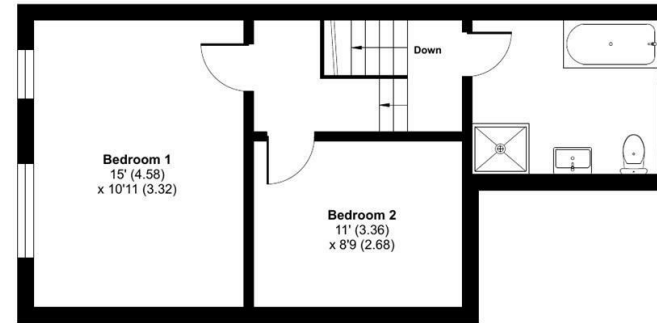
(Distances are straight line measurements from centre of postcode)



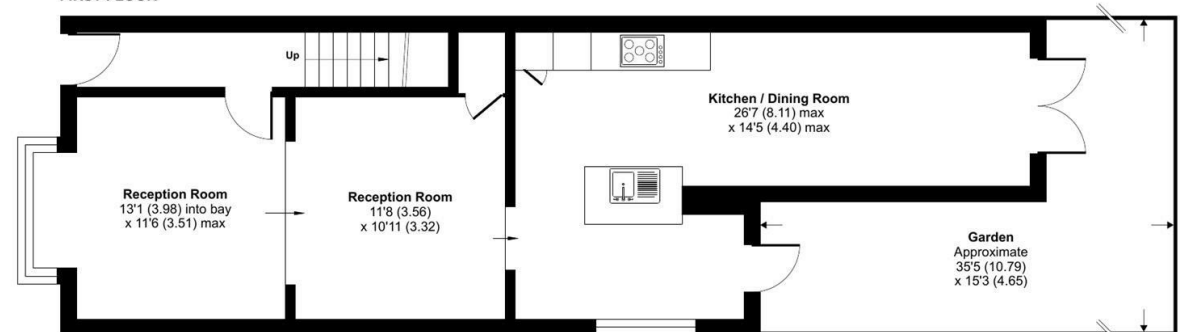
## Wimpole Road, Yiewsley, West Drayton, UB7

Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1269978

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
Not energy efficient - higher running costs		
England & Wales		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.