

Old Farm Road

West Drayton • • UB7 7LE

Guide Price: £440,000



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A charming and characterful end of terrace cottage situated on Old Farm Road, found close to the popular conservation area of The Green. This home effortlessly combines period charm with a modern twist and is presented in neutral tones throughout.

Period cottage

End of terrace

Two spacious bedrooms

Two reception rooms

Modern 10ft fitted kitchen

Four piece family bathroom

Private rear garden

Ample on-street parking

719 sq.ft

Sought after location within the conservation area

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 fantastic period home briefly consists of dining room with feature fireplace, this leads onto the spacious 12ft living room and modern fitted kitchen with garden access. To the first floor are the two double bedrooms, the master stretching to an impressive 11ft x 10ft and the highly attractive four piece bathroom suite.

Outside

The sizeable and deceptively private rear garden is mainly laid to lawn, the ease of maintenance allows someone to really stamp their own mark if needed. There is also ample residents permit parking on the road.

Location

Old Farm Road is a popular residential road located within the conservation area just off The Green yet still within a short walk of West Drayton High Street with its variety of independent shops, doctors surgery, local schools and West Drayton train station with the fantastic benefit of the 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 Catherine Catholic Primary School 0.1 miles
West Drayton Primary School 0.4 miles
Laurel Lane Primary School 0.4 miles



Train:

West Drayton Station 0.4 miles
Iver Station 1.3 miles
Hayes & Harlington 2.4 miles



Car:

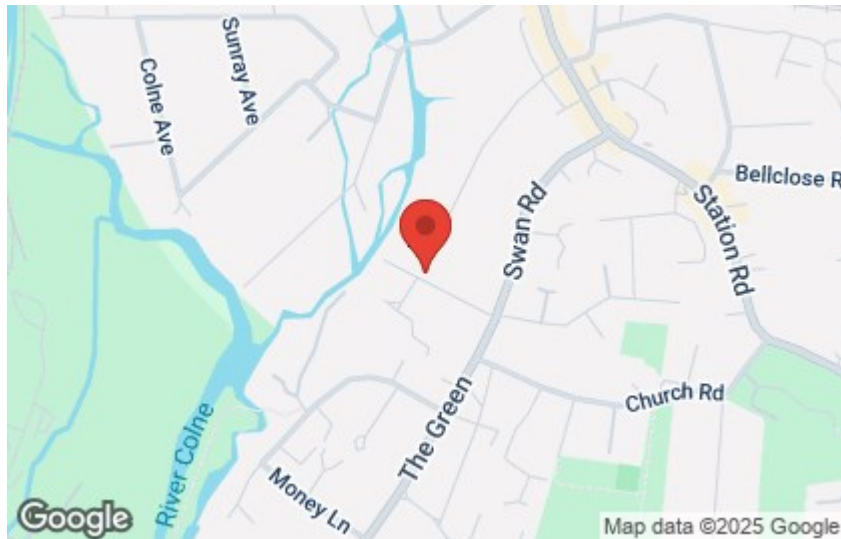
M4, A40, M25, M40



Council Tax Band:

D

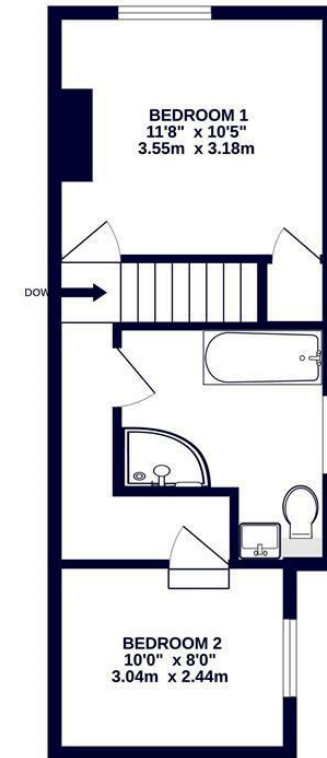
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



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TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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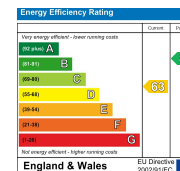
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01895 459 950

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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