

West Drayton Park Avenue

West Drayton • • UB7 7QA
Guide Price: £850,000



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Found on the esteemed cul-de-sac of West Drayton Park Avenue is this remarkable four bedroom semi-detached home that has just completed a full program of redecoration and is therefore presented to the market in eye-watering decorative order. The property has been extended to the rear and offers open plan living that flows effortlessly throughout.

Entirely renovated

Semi-detached residence

Prestigious cul-de-sac

Four double bedrooms

Two sublime bathrooms

Extended

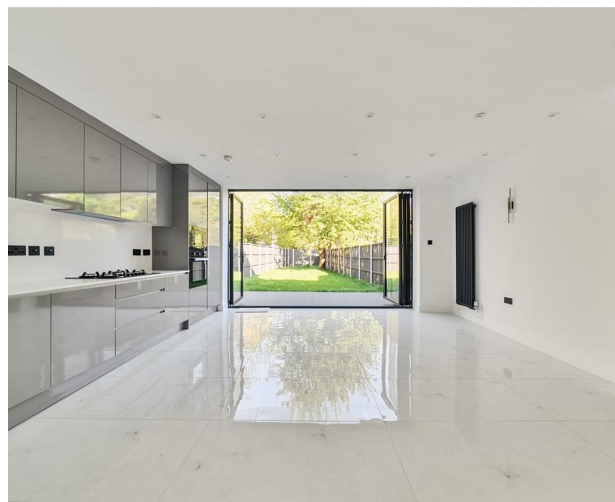
1424 sq.ft

Driveway & spacious garden

Rare opportunity to purchase

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

On the ground floor, there is an entrance porch leading to the spacious reception room with bay window, W.C, main hub of the home - the primary reception space including: dining area, fabulous open plan kitchen/breakfast space with Wren kitchen and integrated appliances,, that in turn flows through to the spacious living area to the rear with bi-folding doors overlooking the impressive garden. The ground floor has the enjoyment of marble tiled flooring throughout. On the first floor the landing area leads to three of the four bedrooms that are well proportioned double rooms, the three piece family bathroom and additional shower room. On the top floor is the principle 16ft bedroom.

Outside

To the front of this striking home is a paved driveway providing adequate off street parking for multiple cars. The South-East facing rear garden measures 63ft offering plenty of space whilst maintaining a peaceful setting, there is a large patio area closest to the home with the remainder being laid to lawn.

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 Cluses 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:

E

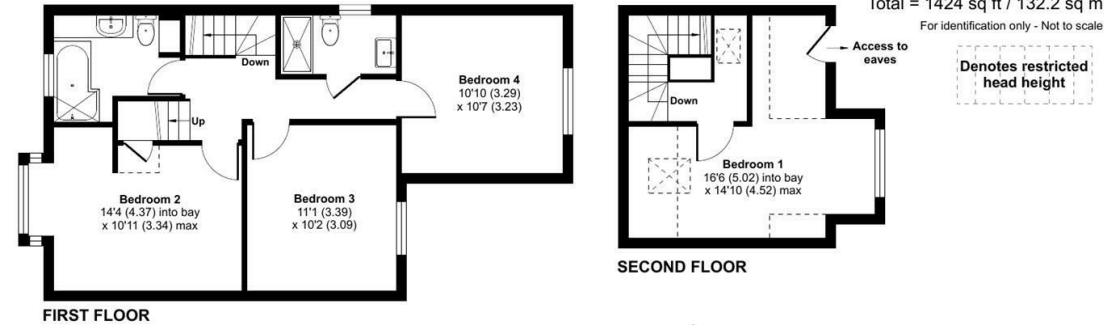
(Distances are straight line measurements from centre of postcode)



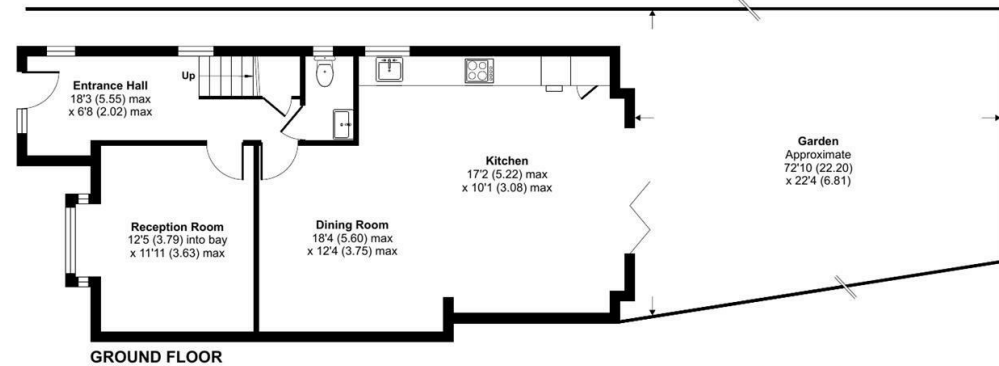
West Drayton Park Avenue, West Drayton, UB7

Approximate Area = 1368 sq ft / 127 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Total = 1424 sq ft / 132.2 sq m

For identification only - Not to scale



SECOND 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: 1284717

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.