

# West Drayton Park Avenue

West Drayton • • UB7 7QA

Guide Price: £900,000



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# West Drayton Park Avenue

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A spectacular new build, four bedroom, detached residence situated on one of West Drayton's most sought after and rarely available cul-de-sacs', making this opportunity to purchase truly remarkable.

New build home

10 year Building Warranty

Detached residence

Prestigious cul-de-sac

Four spacious bedrooms

Two bathrooms

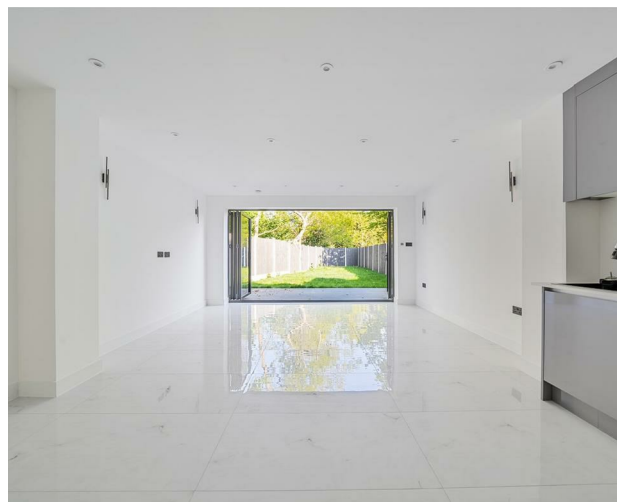
1390 sq.ft

Fantastic specification

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

Setting the benchmark for modern living, the 1390 sq.ft living accommodation in this stunning home is arranged over three floors and consists of entrance hallway, 14ft double bedroom with bay window, tiled shower room, 22ft x 15ft contemporary open plan kitchen/dining/living room with bi-fold doors overlooking the impressive rear garden. The ground floor boasts tiled flooring throughout with the fantastic benefit of underfloor heating. To the first floor are three further spacious bedrooms and the outstanding family bathroom. Whilst on the top are two loft rooms, both measuring 9ft with the enjoyment of ample windows.

### 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 Closes 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:

(Distances are straight line measurements from centre of postcode)



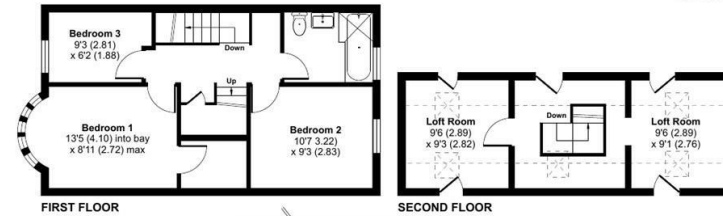
## West Drayton Park Avenue, West Drayton, UB7

Approximate Area = 1264 sq ft / 117.4 sq m

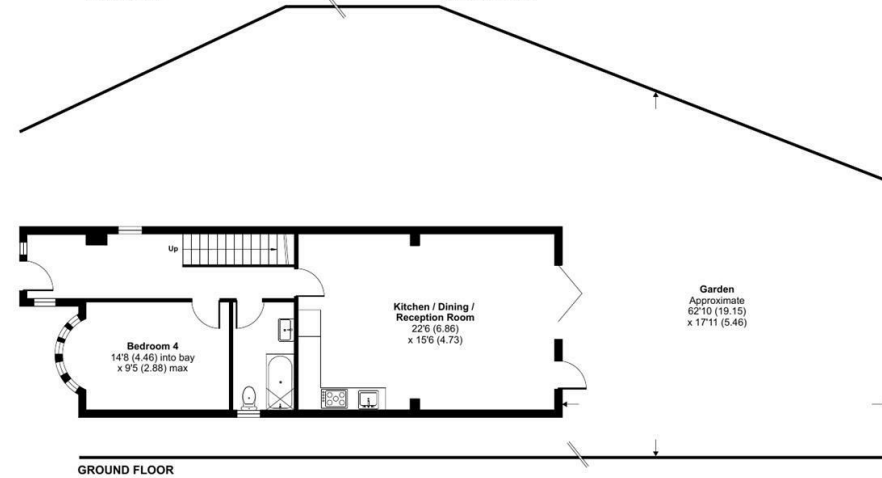
Limited Use Area(s) = 126 sq ft / 11.7 sq m

Total = 1390 sq ft / 129.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1284720

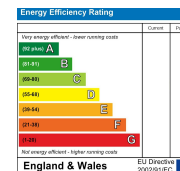
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