

Winnock Road

West Drayton • • UB7 7RH

Guide Price: £440,000



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est 1986

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A charming and characterful period home that offers clean & crisp interiors creating a sense of space and light throughout. This delightful and well appointed home is exceptionally well placed being just moments from the Train Station and has the fantastic benefit of no chain.

No chain

Period home

End of terrace

Two spacious bedrooms

689 sq.ft

Fantastic condition

Potential to extend (STPP)

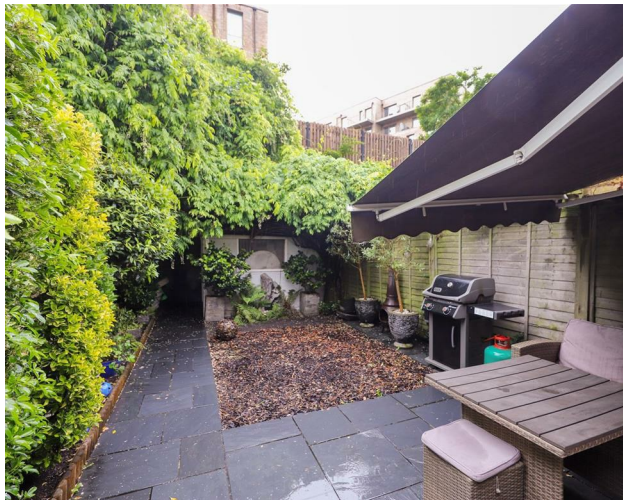
South-facing rear garden

Popular residential road

Moments from the station

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

The accommodation on offer consists of entrance, an impressive open plan 20ft living/dining room with feature fireplace, this leads through to the modern 8ft kitchen whilst also downstairs is the bathroom. To the first floor are the two spacious double bedrooms, the master reaching an impressive 14ft.

Outside

To the front of the property is ample, residents on-street permit parking. The South-facing rear garden is a delightful setting, with a sandstone patio closest to the home, this is followed by additional patio with a covered seating area, the middle portion of the garden is laid with shingle and to the rear is a storage shed. The boarders of the garden are tree lined, offering a great sense of privacy.

Location

Winnock road is a popular residential street located within a 2 minute walk from the train station (Elizabeth Line) & West Drayton High Street with its variety of shops, eateries, doctors surgery and local schools. Heathrow Airport, Stockley Business 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 0.1 miles
 Rabbsfarm Primary School 0.4 miles
 St Catherine Catholic Primary School 0.5 miles



Train:

West Drayton 0.2 miles
 Iver 1.4 miles
 Uxbridge 2.4 miles



Car:

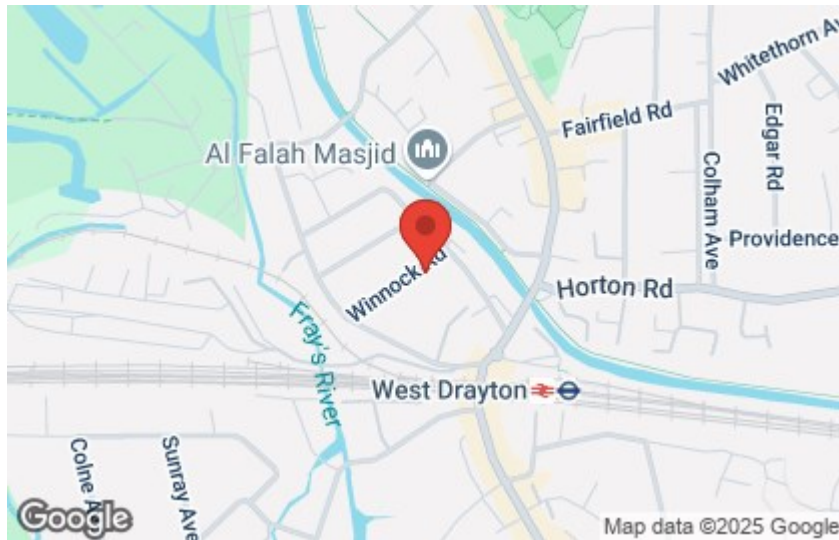
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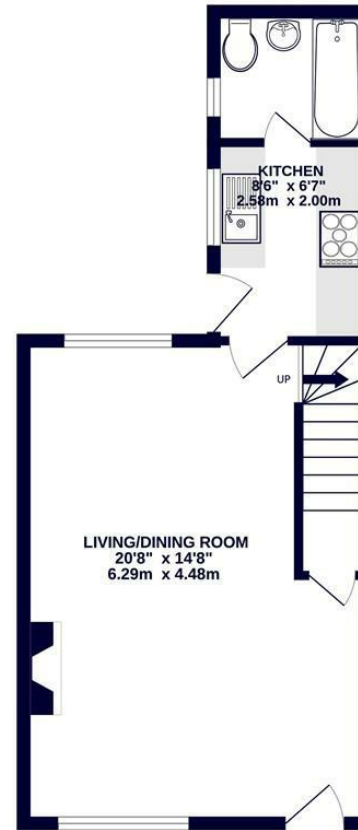
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
 298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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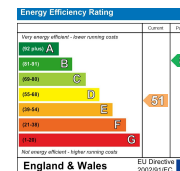
coopers
 est 1986

01895 459 950

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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