

Elder Close

West Drayton • • UB7 8PJ
Offers In Excess Of: £385,000



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Elder Close

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With no further chain and found within this small development of just five houses is this three bedroom, end of terrace home. The property is extremely well placed being moments from the high street making it an ideal investment/first time buy.

No chain

End of terrace home

Three bedrooms

Bathroom & W.C

EPC - C

704 sq.ft

Allocated parking

Well kept rear garden

Moments from the High Street

0.4 miles from the Train 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 hallway, a 10ft modern fitted kitchen, light filled 16ft living room with garden access and a convenient downstairs cloakroom. To the first floor are the three well proportioned bedrooms as well as the three piece family bathroom suite.

Outside

To the front of the property there is an allocated parking space for one car. There is side access leading to the rear garden that has a patio area closest to the house, the rest of the garden being laid to lawn.

Location

Elder Close is a modern and quiet cul-de-sac situated close to the High Street with its range of independent shops. Good transport links can also be found close by with a variety of bus routes and West Drayton train station providing a fast and frequent service in and out of London via the Elizabeth Line.



Schools:

Rabbsfarm Primary School 0.2 miles
 St Matthew's CofE Primary School 0.3 miles
 Colham Manor Primary School 0.6 miles



Train:

West Drayton 0.4 miles
 Iver 1.7 miles
 Uxbridge 2.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

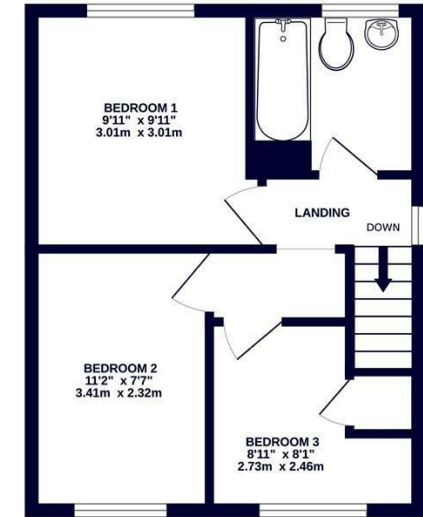
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
 351 sq.ft. (32.6 sq.m.) approx.



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TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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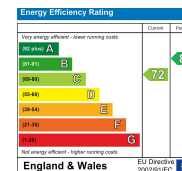
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01895 459 950

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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