

Heather Lane

West Drayton • Middlesex • UB7 8AP

Offers In Excess Of: £625,000



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Nestled on the charming Heather Lane in Yiewsley, West Drayton, this beautifully renovated semi-detached house offers a perfect blend of modern living and spacious comfort. With a generous layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The home features three well-proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. The three stylish bathrooms have been thoughtfully designed, ensuring convenience and privacy for all occupants. One of the standout features of this property is the impressive double-storey extension, which enhances the living space and allows for an abundance of natural light to flow throughout the home. The large driveway offers plenty of parking, making it easy for residents and visitors alike.

Three double bedrooms

Semi detached

Fantastic condition throughout

Extended

Outbuilding

Well manicured garden

Large driveway

Fully renovated

Over 1700sqft of living space

Ideal for first time buyers

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 you have a separate sitting room, followed by a hallway with storage which then leads into the large open plan kitchen/dining/living area. Attached to this is the lean to where you have a utility room and a downstairs WC. To the rear you will find the large outbuilding which is ideal for a games room, office or even storage. Upstairs you have three double bedrooms, one of which come with an en suite shower room attached, and a separate bathroom on the landing. The loft has been fully boarded and insulated which allow for further great storage space.

Outside

To the front of the property the driveway offers off street parking for multiple cars. The large rear garden has been designed thoughtfully with an expansive patio closest to the property, a separate covered patio area to the right and then path leading to the outbuilding at the back. The rest of the garden is laid to lawn and very low maintenance.

Location

Heather Lane is a popular residential road in Yiewsley, offering good access to Hillingdon Hospital, Brunel University and Stockley Business Park. Yiewsley/West Drayton High Street with its variety of shopping amenities & mainline train station (Crossrail) can also be found close by. There are a number of local schools, bus/road links close by creating a short drive to the M4 & M25 along with Uxbridge town centre with its multitude of shops, bars, restaurants & underground station.



Schools:

Rabbsfarm Primary School 0.2 miles
 St Matthew's CofE Primary School 0.5 miles
 Cowley St Laurence CofE Primary School 0.5 miles



Train:

West Drayton Station 0.8 miles
 Uxbridge Station 1.8 miles
 Iver Station 1.9 miles



Car:

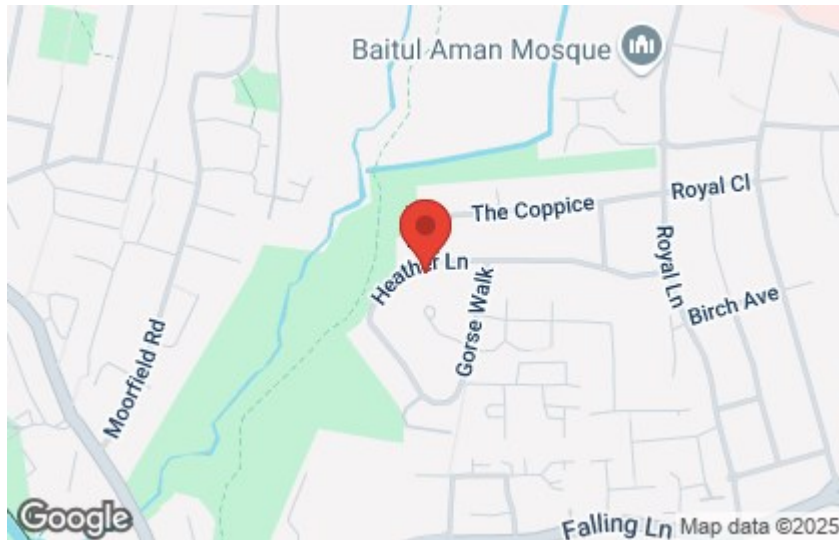
M4, A40, M25, M40



Council Tax Band:

D

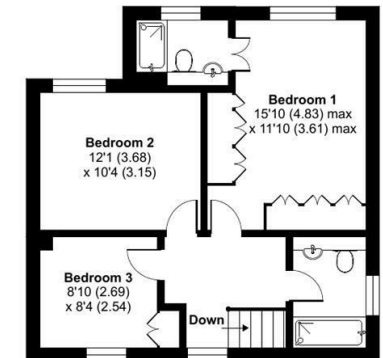
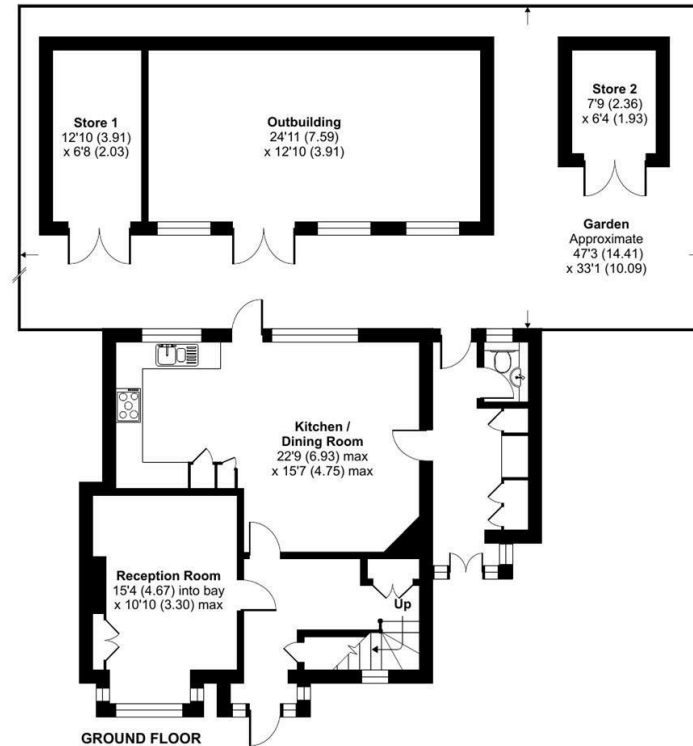
(Distances are straight line measurements from centre of postcode)



Heather Lane, Yiewsley, West Drayton, UB7

Approximate Area = 1303 sq ft / 121 sq m
 Outbuilding = 460 sq ft / 42.7 sq m
 Total = 1763 sq ft / 163.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Coopers. REF: 1303306

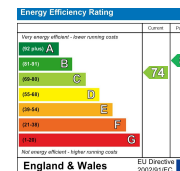
coopers
est 1986

01895 459 950

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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