

Cherry Orchard

West Drayton • Middlesex • UB7 7JR
Guide Price: £700,000



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Nestled in the sought after cul-de-sac of Cherry Orchard, is this stunning four bedroom, bay fronted semi-detached Residence. This fantastic home has been renovated to exacting standards, offering a perfect blend of modern living and spacious comfort with generous accommodation arranged across three floors.

Sought after cul-de-sac

Semi-detached residence

Four spacious bedrooms

Ample living space

Two bathrooms & a W.C

1450 sq.ft

Driveway for multiple cars

Garage

50ft rear garden

Moments from West Drayton Station (Elizabeth Line)

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

Inside this stunning 1450 sq.ft home, the accommodation consists of entrance hallway, a 27ft through lounge / diner with feature fireplace, bay window and garden access. This is followed by the convenient W.C and 11ft modern galley kitchen. To the first floor are three of the four well proportioned bedrooms and the impressive family bathroom. On the second floor is the principle bedroom stretching to an impressive 18ft with full width built in wardrobes and lastly is the sublime en-suite bathroom.

Outside

To the front of the property is a paved driveway, suitable for multiple cars. A shared driveway via the middle of the two homes provides access to the 166 sq.ft garage. The rear garden is deceptively spacious and benefits from a patio area closest to the home, with the remainder being laid to lawn with an established tree line border.

Location

Cherry Orchard is one of West Drayton's most sought after cul-de-sac's, exceptionally well placed being located just off Station Road, therefore offering great access to the various amenities and eateries that West Drayton has to offer. The train station with the amazing benefit of the Elizabeth Line can also be found within walking distance whilst Heathrow Airport and Stockley Business Park are within easy reach.



Schools:

St Matthew's CofE Primary School 0.3 miles
 West Drayton Academy 0.3 miles
 St Catherine Catholic Primary School 0.4 miles



Train:

West Drayton Station 0.1 miles
 Iver Station 1.5 miles
 Hayes & Harlington Station 2.2 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



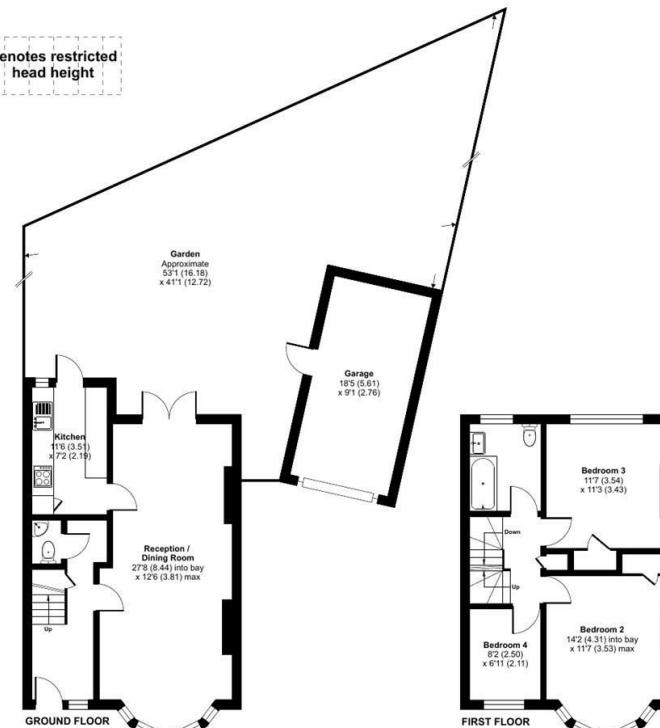
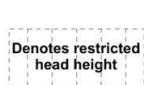
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01895 459 950

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

westdrayton@coopersresidential.co.uk

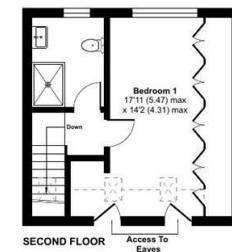
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 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Cherry Orchard, West Drayton, UB7

Approximate Area = 1255 sq ft / 116.5 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1450 sq ft / 134.5 sq m
 For identification only - Not to scale



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
98-100 A	
95-99 B	
90-89 C	
85-44 D	
80-40 E	
40-0 F	
0-17 G	
All energy efficient - higher running costs	
81	81
53	53
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.