

Colne Avenue

West Drayton • • UB7 7AL

Guide Price: £740,000



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Nestled on the esteemed Colne Avenue in West Drayton, this charming detached bungalow presents a rare opportunity for discerning buyers. Set on a large plot, the property boasts ample outdoor space, perfect for those who appreciate gardening or wish to create a tranquil retreat. The location is particularly desirable, as homes on this rarely available road come to the market. This adds an element of exclusivity to the property, making it an attractive option for families or individuals seeking a peaceful neighbourhood. Moreover, the bungalow offers significant potential for extension, allowing you to tailor the space to your specific needs and preferences. Whether you envision expanding the living area, adding extra bedrooms, or creating a stunning outdoor entertaining space, the possibilities are limited only by your imagination.

Three bedrooms

Detached

Bungalow

13ft master bedroom

Highly sought after road

Large plot of land

Over 1000 sqft.

Driveway

17ft living room

Potential to extend (STPP)

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

Upon entry to the bungalow you will find your master bedroom located at the front of the property. Directly opposite you will find the WC and family bathroom conveniently located. Heading down the hallway you will find the other double bedroom and another bedroom which is currently being used as an office. To the rear you will find the separate kitchen and reception with a conservatory attached at the back of the property.

Outside

At the front of the property there is a garden as well as a driveway for 4 cars, as well as a side gate that leads to the back of the property. The large rear garden contains two storage sheds as well as a greenhouse. There is a patio located closest to the property, ideal for a seating area and the rest of the garden is mostly laid to lawn with shrub and tree borders.

Location

Colne Avenue is located on one of the most sought after developments in West Drayton, Garden City with its leafy and quiet residential roads gives a refreshing essence of calm whilst still being located in the heart of West Drayton just minutes from the station. The main High Street is only a short stroll which offers a number of shops, eateries and restaurants. There is a number of schools nearby, making this location ideal for travelling into the capital as well as being perfect for the modern family. The M4, Stockley Park business complex and Heathrow airport are all a short drive away.



Schools:

St Catherine Catholic Primary School 0.3 miles
 Laurel Lane Primary School 0.7 miles
 West Drayton Primary School 0.7 miles



Train:

West Drayton Station 0.5 miles
 Iver Station 1.0 miles
 Langley Station 2.6 miles



Car:

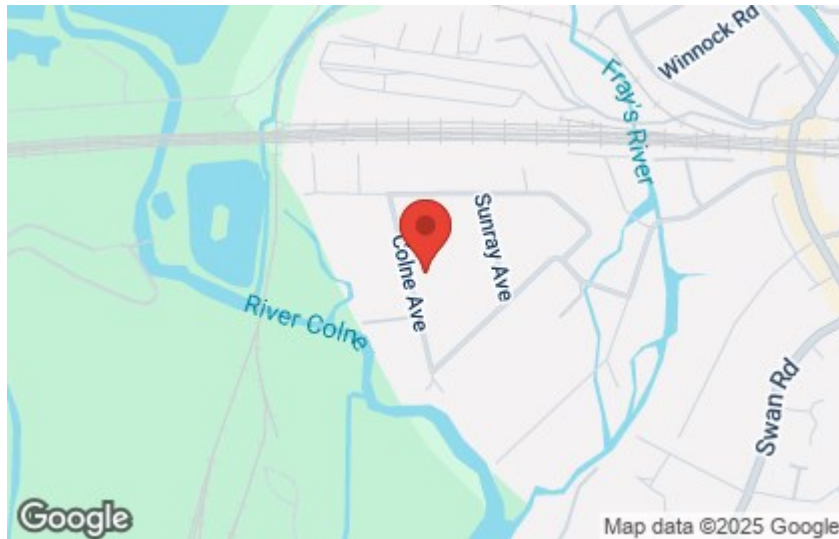
M4, A40, M25, M40



Council Tax Band:

F

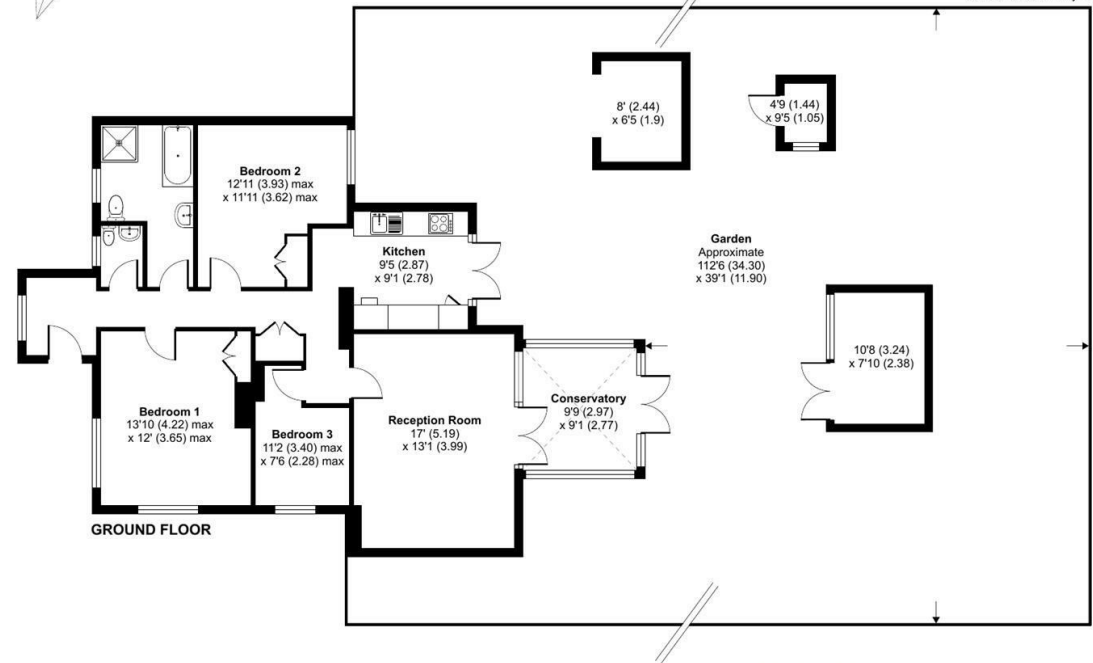
(Distances are straight line measurements from centre of postcode)



Colne Avenue, West Drayton, UB7

Approximate Area = 1043 sq ft / 96.8 sq m
 Outbuilding = 124 sq ft / 11.5 sq m
 Total = 1167 sq ft / 108.3 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: 1310205

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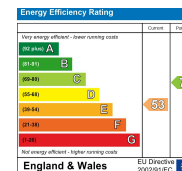
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