

Otterfield Road

West Drayton • • UB7 8PE
Offers In Excess Of: £235,000



coopers
est 1986

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This delightful first-floor maisonette presents an excellent opportunity for first-time buyers seeking a comfortable and stylish home. The property boasts a newly renovated interior, ready for you to move in without the need for any immediate renovations. The maisonette features a welcoming reception room, perfect for relaxing or entertaining guests. The large bedroom offers a cosy retreat, while the bathroom is conveniently located to serve both residents and visitors alike. The location is ideal, providing easy access to local amenities and transport links, making it a perfect choice for those looking to enjoy the vibrant community of West Drayton.

One bedroom maisonette

First Floor

Renovated throughout

No chain

561 sq. ft.

Four piece bathroom

12ft Bedroom with fitted wardrobes

Loft room

Driveway

Great location moments from West Drayton 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.





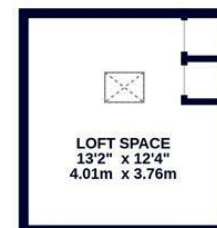
ENTRANCE
27 sq.ft. (2.5 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



LOFT SPACE
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 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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CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC 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.