

Church Close

West Drayton • Middlesex • UB7 7PY
Guide Price: £685,000



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Nestled away on arguably the most sought after road within West Drayton is this outstanding and substantial three bedroom detached residence. This delightful, light filled home offers generously proportioned accommodation and is carefully laid out, making it ideal for the modern family. The property briefly consists of entrance hallway, 18ft music room, 15ft kitchen, 11ft dining room, 11ft conservatory, WC and spacious 14ft living room. The first floor is made up of three well proportioned double bedrooms, the master measuring 14ft and benefitting from an en-suite bathroom and lastly is the family bathroom. The property is accessed via a private driveway from the main road and provides off street parking for multiple vehicles. To the rear the generously sized garden is both laid to lawn and patio with shrub and tree borders. The Closes Park is directly next door offering one of the largest vast open green spaces in the area.

Sought after road

Detached residence

Three double bedrooms

Two bathrooms & WC

Ample living accommodation

Sizeable 1551 sq.ft

Private driveway

Garage

Abundance of green space

0.4 miles from West Drayton 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.







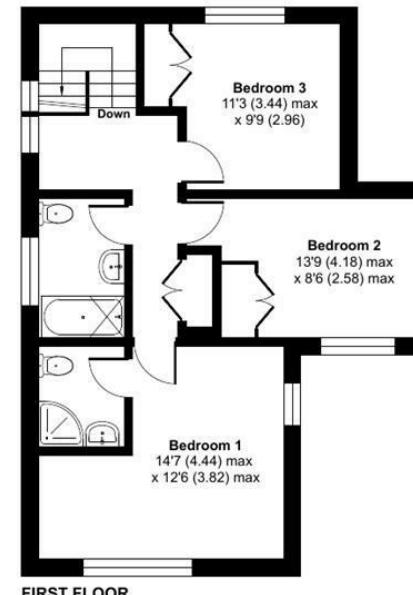
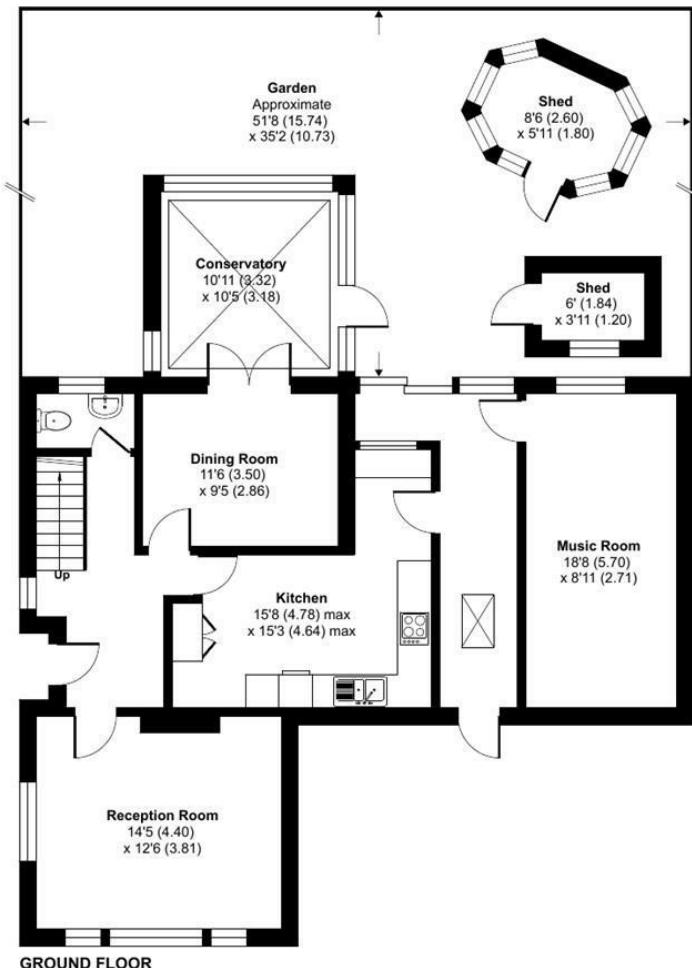
Church Close, West Drayton, UB7

Approximate Area = 1551 sq ft / 144 sq m

Outbuildings = 69 sq ft / 6.4 sq m

Total = 1620 sq ft / 150.4 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). © nchecom 2025. Produced for Coopers. REF: 1380289

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
90-100 A	A
80-89 B	B
70-79 C	C
60-59 D	D
50-40 E	E
40-30 F	F
30-20 G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	81

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