

ALLDAY  
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Cherry Orchard, West Drayton, UB7 7JR  
£725,000

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## Cherry Orchard, West Drayton, UB7 7JR

**£725,000**

- Detached House
- Two Bathrooms
- Short Walk to Elizabeth Line
- Complete Chain
- Potential To Extend STPP
- Three Double Bedrooms
- Downstairs WC
- Separate Annexe With Own Bathroom
- Large Double Reception Room
- Large Own Driveway



## Description

This delightful house presents an exceptional opportunity for those seeking a spacious and well-maintained family home. The property is in lovely condition throughout, offering a warm and inviting atmosphere. Upon entering, you are greeted by a generous double reception room, a well-appointed kitchen and the downstairs WC adds to the practicality of the layout.

The first floor boasts three comfortable bedrooms, with the master suite benefiting from its own ensuite bathroom and a family bathroom serves the other bedrooms.

Externally, the property features a large front driveway, providing off-street parking for multiple vehicles. The rear garden is a private garden mainly laid to lawn with an annex including a bedroom, shower & WC.

## Situation

Cherry Orchard is conveniently located in the heart of West Drayton just a short distance from the station with the Elizabeth line providing links to central London and the surrounding areas. The high street with multiple local shops, takeaways, restaurants and coffee shops. Uxbridge town centre is close by with a wider range of shops and entertainment facilities. A number of highly regarded schools in the local area including St Martin's primary school. For the commuters the M4 and M25 motorway networks, Stockley Business Park, Brunel University and Uxbridge are all within easy motoring distance.



## Floor Plans

**Cherry Orchard, West Drayton, UB7**

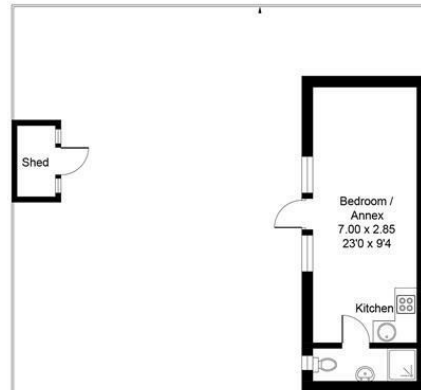
Approximate Area = 1282 sq ft / 119.1 sq m

Annex = 249 sq ft / 23.1 sq m

Total = 1531 sq ft / 142.2 sq m

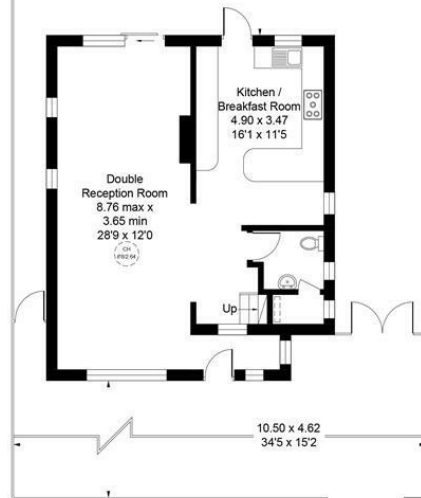
(Excluding Shed)

For identification only - Not to scale



Garden  
13.00 x 10.76  
42'8 x 35'4

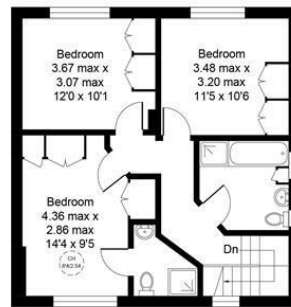
Garden  
13.00 x 10.76  
42'8 x 35'4



### Ground Floor

CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0"

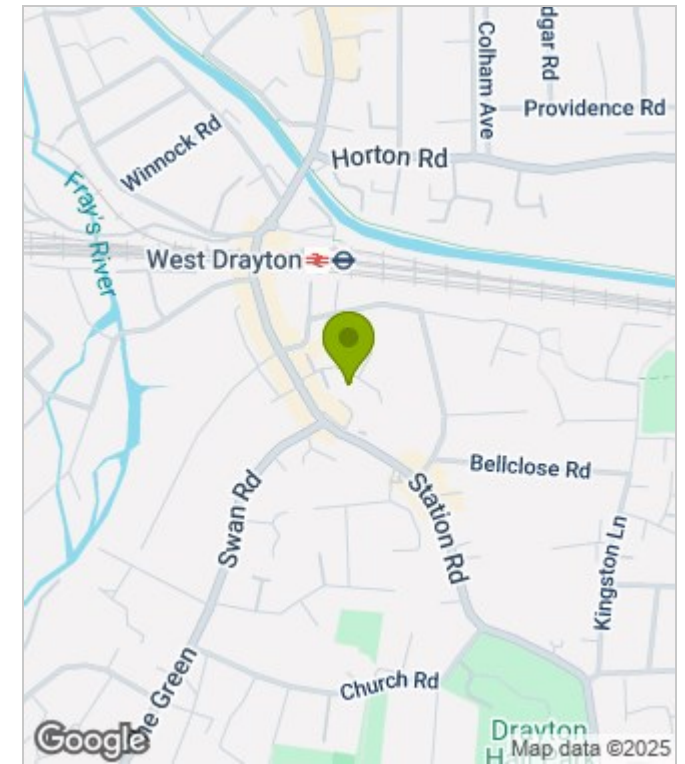


### First Floor




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
55		82			
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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