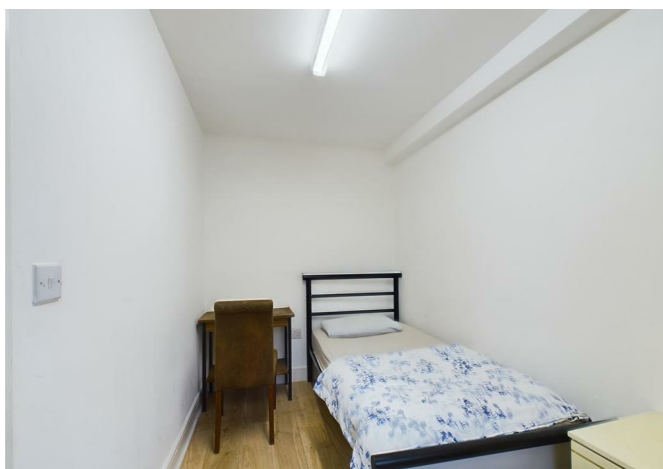


ALLDAY
& MILLER

Wraysbury Drive, West Drayton, UB7 7FL
£535,000

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Wraysbury Drive, West Drayton, UB7 7FL

£535,000

- Three Bedroom
- Chain Free
- Walking Distance to Elizabeth Line Station
- Private Rear Garden
- Three Bathroom
- Allocated Parking
- Canal Side Location
- Close to Local Amenities

Description

This house on offer provides the perfect blend of comfort and convenience. Spanning an impressive 877 square feet, the property is designed to accommodate modern living with ease.

Upon entering, you are welcomed by an entrance hall that leads to a well-fitted kitchen, a comfortable reception room, perfect for relaxation or entertaining guests, along with a conveniently located downstairs bathroom.

As you ascend to the first floor, you will find a landing area that connects to three inviting bedrooms, complemented by two additional bathrooms.

The second floor boasts another bedroom, offering flexibility for use as a guest room, home office, or extra storage space.

Situation

Wraysbury Drive just moments away from West Drayton High Street with its variety of local shops, cafes, takeaways and coffee shops. Also the Elizabeth line from the station with several links to central London and the surrounding areas. Bus links with easy reach to local amenities including Heathrow Airport, Stockley Park, Uxbridge town centre and Hillingdon Hospital. For the commuters M4/M25 & A40 with its links to London and The Home Counties are all a short drive away. Highly regarded schools including St Mary's Catholic primary school and Park Academy.



Floor 0

- Bathroom: 2.66 x 0.84 m (8'8" x 2'9")
- Hallway: 3.53 x 1.95 m (11'6" x 6'4")
- Kitchen: 3.39 x 2.37 m (11'1" x 7'9")
- Reception: 5.84 x 3.97 m (19'2" x 13'0")
- Hallway: 1.39 x 1.06 m (4'6" x 3'5")

Floor 1

- Bedroom: 6.14 x 1.93 m (20'1" x 6'3")
- Bedroom: 3.21 x 1.90 m (10'6" x 6'2")
- Bathroom: 2.03 x 1.69 m (6'8" x 5'6")
- Bathroom: 1.63 x 1.87 m (5'4" x 6'1")
- Landing: 0.97 x 1.98 m (3'2" x 6'6")

Floor 2

- Bedroom: 3.57 x 2.86 m (11'8" x 9'4")
- Landing: 0.97 x 1.98 m (3'2" x 6'6")

Approximate total area⁽¹⁾
81.51 m ²
877.34 ft ²
Reduced headroom
0.15 m ²
1.62 ft ²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

A Google Map showing the location of Al Falah Masjid. The mosque is marked with a green pin on the left bank of the Fray's River. The map includes labels for 'A408', 'Trout Rd', 'High St', 'Winnock Rd', 'Fairway Ave', and 'West Drayton'. A train station icon is visible near West Drayton. The map data is attributed to ©2025 Google.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 77	Potential 87	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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