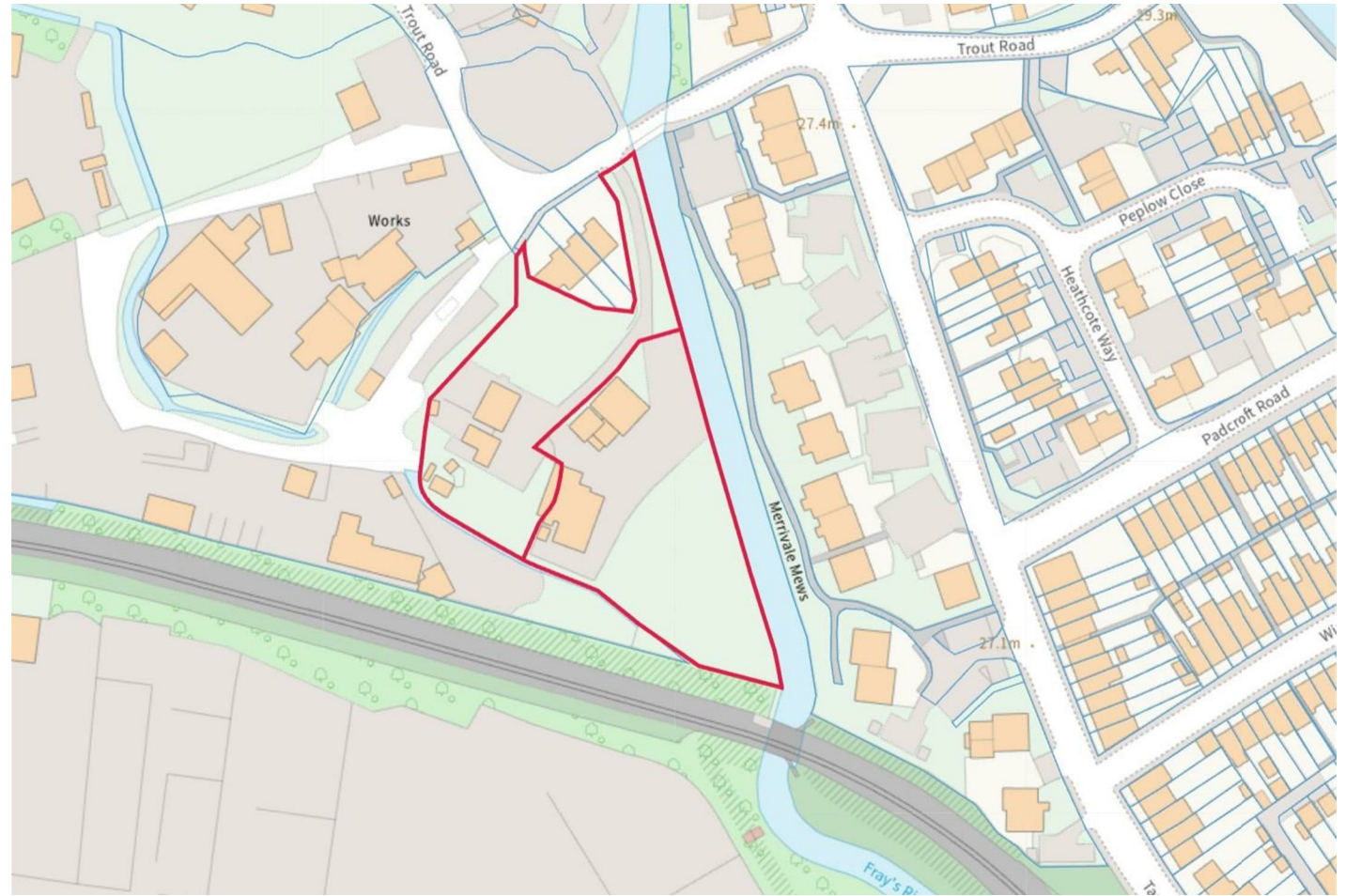


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Trout Road, West Drayton, UB7 7RS
£2,500,000





Trout Road, West Drayton, UB7 7RS

£2,500,000

- Mixed Use Site Commercial and Residential
- Measuring Approx 1.6 Acres
- 68,801 Sq.ft
- Prime West London Location
- Easy Reach Of Heathrow Airport
- Two Adjoining Freehold Parcels Of Land
- B2 and C3 Usages
- No Planning Application Submitted Within the Last 5 years.
- Title MX402379
- Four Bedroom Detached House With Large Garden

Description

Situation

Trout Road 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.



The Walnuts, Trout Road, UB7
 Approximate Area = 2051 sq ft / 190.5 sq m
 Outbuilding = 526 sq ft / 48.9 sq m
 Total = 2577 sq ft / 239.4 sq m
 For identification only - Not to scale

Ground Floor

Outbuilding

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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Energy Efficiency 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>			

Environmental Impact (CO ₂) Rating		Current	Potential
<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	

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