



ALEX BRITEZ CABRAL

exp<sup>®</sup> UK

@ alex.cabral@exp.uk.com

🌐 alexbritezcabral.exp.uk.com

📞 07774 123 444

## Wraysbury Drive, West Drayton, UB7

Guide Price £500,000 - £550,000

 3  3  1

- Quote AB0697
- Guide Price - £500,000 - £550,000
- Chain Free
- Three Bedrooms
- Three Bathrooms
- End of Terrace House
- Off Street Parking - Driveway
- Private Garden
- Local Amenities of Yiewsley
- West Drayton Station  
Nearby - 0.4 Miles
- (Overground) - 0.4 Miles



### QUOTE AB0697

**Guide Price - £500,000 - £550,000**

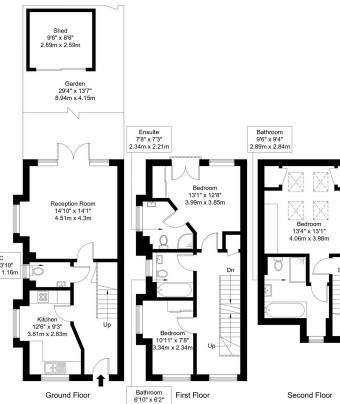
A modern end of terrace three bedroom family home situated in the heart of West Drayton. This attractive property boasts 1206 Sq Ft of interior space and presents an excellent blank canvas for someone to create the ideal family living space. The property comprises three bedrooms, a substantial open plan living and dining room, three bathrooms, additional W.C; and a modern kitchen. Wraysbury Drive is perfectly situated for the local amenities of Yiewsley High Street, while the larger amenities of Uxbridge are also easily accessible. West Drayton Station (Overground & Elizabeth Line) is just 0.4 miles away, while the green open spaces of Thorney Country Park are also close by.





Wraysbury Drive, UB7 7FL

Approx Gross Internal Area = 112 sq m / 1206 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements are given in metres as approximate and therefore should be used for guidance purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and while we have confidence in the information provided it must not be relied on. Measurements and areas shown on the floor plan are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ Bleu Plan



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	