

# Apple Tree Avenue

West Drayton • • UB7 8BY

Guide Price: £480,000



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# Apple Tree Avenue

West Drayton • • UB7 8BY

A spacious three bedroom end terraced house with own drive to garage that is offered with no onward chain that is situated on a popular residential road in West Drayton. The ground floor the property benefits from a porch, 20ft living room, 9ft dining room, 11ft kitchen and 12ft lean to. To the first floor there is a 12ft main bedroom, 12ft second bedroom, 9ft third bedroom and family bathroom. Outside there is off street parking and private rear garden with garage and outbuilding.

Three bedroom house

End of terrace

Two reception rooms

Lean to

No onward chain

Convenient location

Well maintained

Off street parking

Own drive to garage

Outbuilding

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.







### Property

A spacious three bedroom end of terrace house with own drive to garage that is offered with an onward chain that is situated on a popular residential road in Hillingdon. The ground floor the property benefits from a hallway, 20ft living room, 9ft dining room, 11ft kitchen and 12ft lean to. To the first floor there is a 12ft main bedroom, 12ft second bedroom, 9ft third bedroom and family bathroom.

### Outside

The front of the property has off street parking while to the rear the garden is low maintenance with garage and outbuilding.

### Location

Appletree Avenue is a popular residential road that is exceptionally well placed providing good access to Hillingdon Hospital, Brunel University, Stockley Business Park as well as West Drayton High Street with its variety of independent shops, eateries and West Drayton Train Station (Crossrail). There are also a number of bus/road links close by creating a short drive to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.





### Schools:

Colham Manor Primary School 0.2 miles  
 Rabbsfarm Primary School 0.5 miles  
 Bishopshalt Secondary School 0.9 miles



### Train:

West Drayton Station 0.9 miles  
 Uxbridge Station 1.8 miles  
 Iver Station 2.1 miles



### Car:

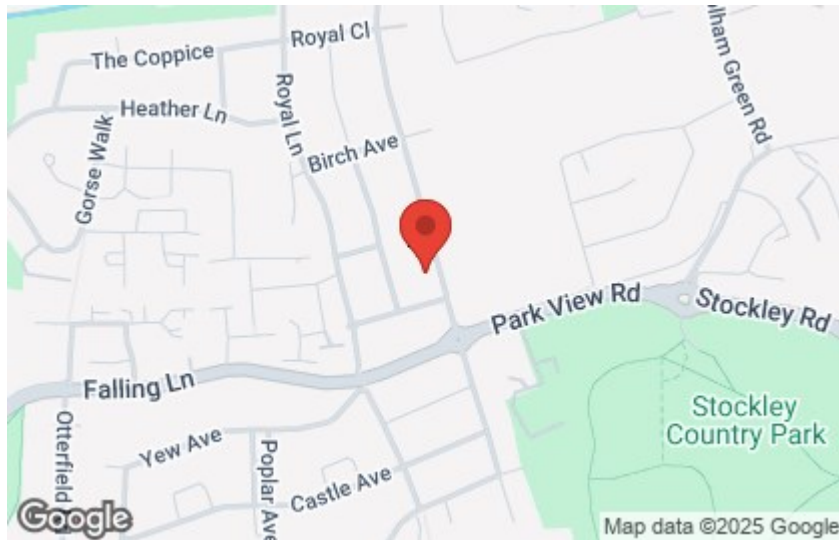
M4, A40, M25, M40



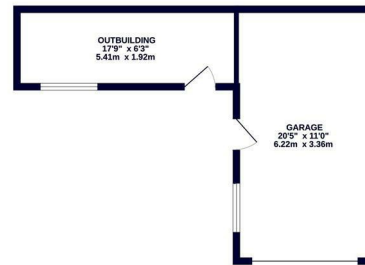
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



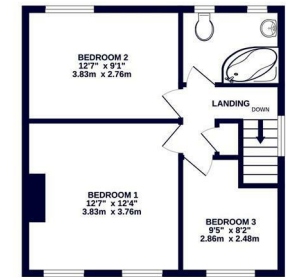
OUTBUILDING  
 337 sq.ft. (31.3 sq.m.) approx.



GROUND FLOOR  
 566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
 438 sq.ft. (40.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1341 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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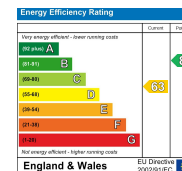
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.