

# Tavistock Road

West Drayton • • UB7 7LY  
Offers In Excess Of: £265,000



coopers  
est 1986

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Set within a highly attractive waterside development moments from the Train Station, this ground floor two bedroom apartment offers bright, spacious and well-balanced accommodation throughout. The property boasts a generous lounge/diner ideal for both relaxing and entertaining with french doors overlooking the river Frays, a separate fitted kitchen, two well-proportioned bedrooms and a family bathroom. A real standout feature is the rare benefit of direct access from the bedroom onto the communal garden, something seldom available within the development, creating a wonderful indoor-outdoor feel and added privacy. Positioned in a peaceful yet convenient location, this superb home is perfect for first-time buyers, downsizers, or investors seeking a desirable and well-connected setting.

- Ground floor apartment in a sought-after waterside development

Two well-proportioned bedrooms

- Rare benefit of direct access from the bedroom to the communal garden

Bright and spacious living room/diner

Separate fitted kitchen with ample storage

Perfect blank canvas

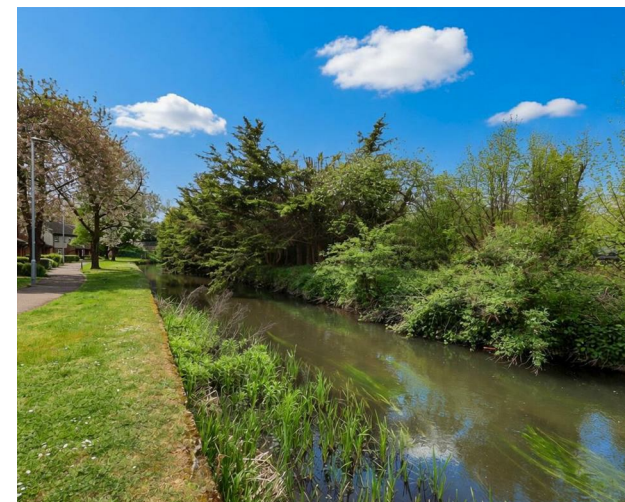
Two allocated parking spaces

Well-maintained development with attractive surroundings

Ideal location with access to local amenities and transport links

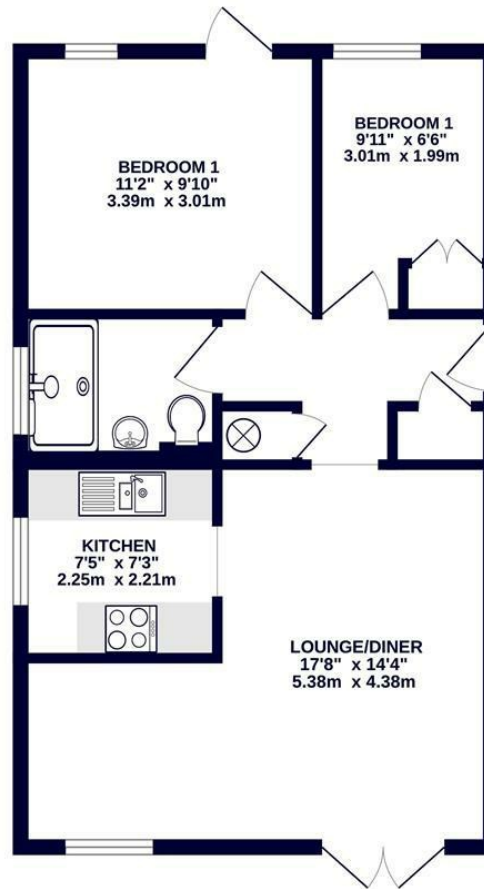
No onward chain

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.





GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 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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CoopersResidential.co.uk

Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
69	75
England & Wales	
EPC Directive 2002/91/EC	

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.