

# Cherry Orchard

West Drayton • Middlesex • UB7 7JR  
Offers In Excess Of: £685,000



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Nestled in the sought after cul-de-sac of Cherry Orchard, is this stunning four bedroom, bay fronted semi-detached Residence. This fantastic home has been renovated to exacting standards, offering a perfect blend of modern living and spacious comfort with generous accommodation arranged across three floors.

Sought after cul-de-sac

Semi-detached residence

Four spacious bedrooms

Ample living space

Two bathrooms & a W.C

1450 sq.ft

Driveway for multiple cars

Garage

50ft rear garden

Moments from West Drayton Station (Elizabeth Line)

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

Inside this stunning 1450 sq.ft home, the accommodation consists of entrance hallway, a 27ft through lounge / diner with feature fireplace, bay window and garden access. This is followed by the convenient W.C and 11ft modern galley kitchen. To the first floor are three of the four well proportioned bedrooms and the impressive family bathroom. On the second floor is the principle bedroom stretching to an impressive 18ft with full width built in wardrobes and lastly is the sublime en-suite bathroom.

### Outside

To the front of the property is a paved driveway, suitable for multiple cars. A shared driveway via the middle of the two homes provides access to the 166 sq.ft garage. The rear garden is deceptively spacious and benefits from a patio area closest to the home, with the remainder being laid to lawn with an established tree line border.

### Location

Cherry Orchard is one of West Drayton's most sought after cul-de-sac's, exceptionally well placed being located just off Station Road, therefore offering great access to the various amenities and eateries that West Drayton has to offer. The train station with the amazing benefit of the Elizabeth Line can also be found within walking distance whilst Heathrow Airport and Stockley Business Park are within easy reach.



### Schools:

St Matthew's CofE Primary School 0.3 miles  
West Drayton Academy 0.3 miles  
St Catherine Catholic Primary School 0.4 miles



### Train:

West Drayton Station 0.1 miles  
Iver Station 1.5 miles  
Hayes & Harlington Station 2.2 miles



### Car:

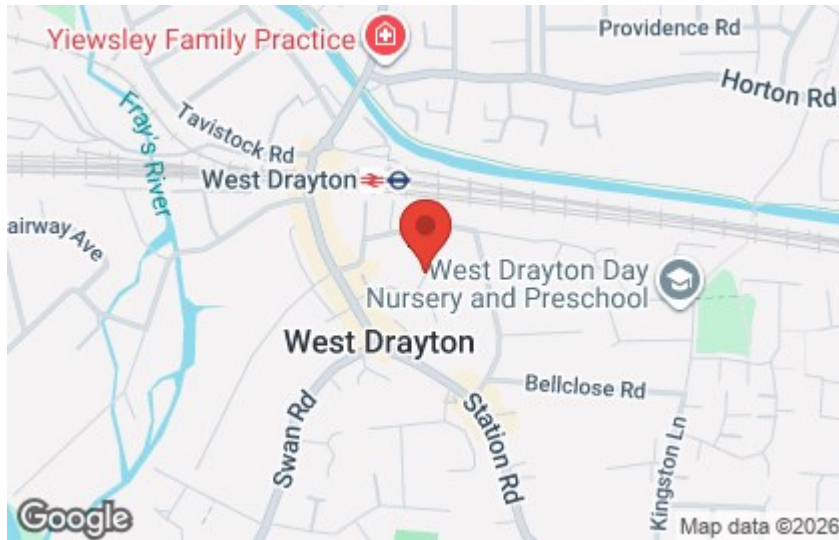
M4, A40, M25, M40



### Council Tax Band:

D

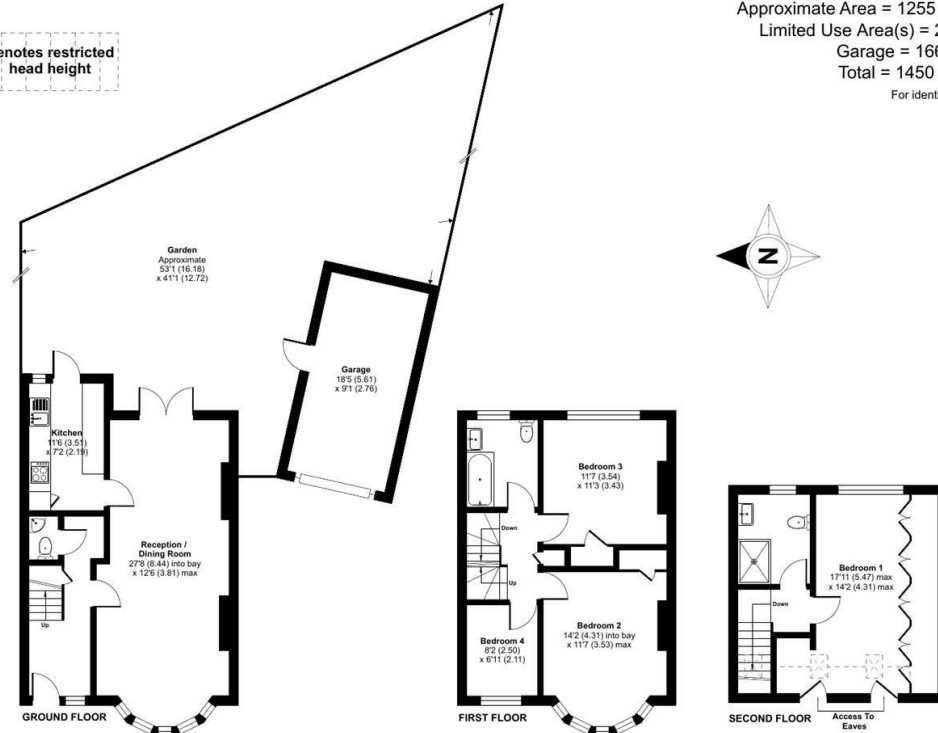
(Distances are straight line measurements from centre of postcode)



## Cherry Orchard, West Drayton, UB7

Approximate Area = 1255 sq ft / 116.5 sq m  
Limited Use Area(s) = 29 sq ft / 2.6 sq m  
Garage = 166 sq ft / 15.4 sq m  
Total = 1450 sq ft / 134.5 sq m  
For identification only - Not to scale

Denotes restricted head height

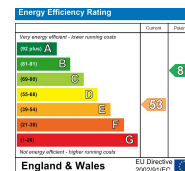


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichem 2025. Produced for Coopers. REF: 1305298. **coopers** est 1986



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