

ALLDAY  
& MILLER



Egret House, UB7 7FN  
£325,000

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## Egret House, UB7 7FN

**£325,000**

- Two Double Bedrooms
- Lease over 100 Years
- Good Condition Throughout
- Beautiful Views over Grand Union Canal
- Ground Floor Apartment
- No Chain
- Private Rear Garden/Balcony Area
- EPC Rating - B

## Description

This beautifully presented home offers comfortable and modern living, featuring a stylish fitted kitchen, a spacious reception/dining room offers a bright and versatile living space, perfect for relaxing or entertaining guests.

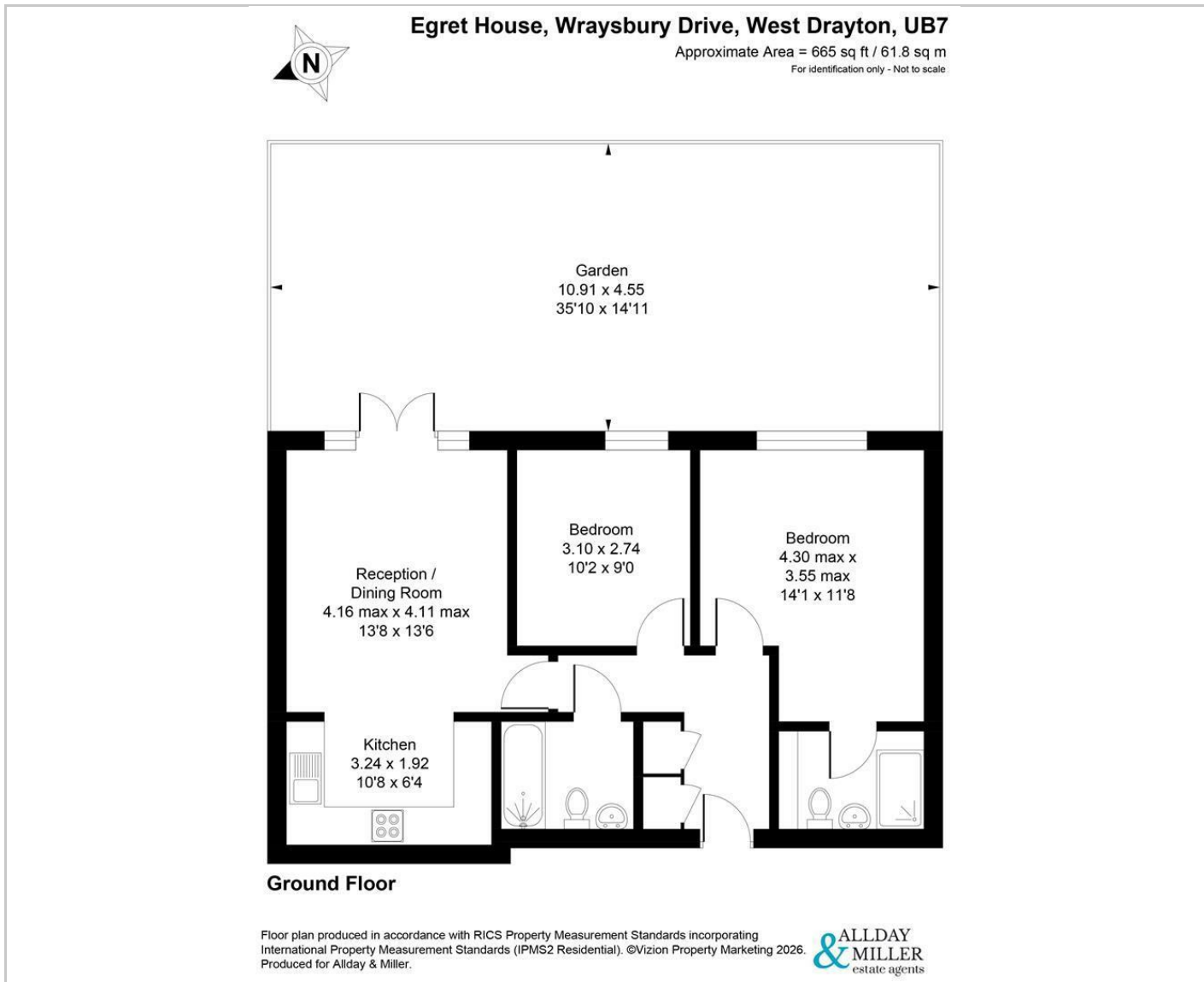
The home comprises two well-proportioned bedrooms. The master bedroom benefits from its own ensuite, creating a private and convenient space. The second bedroom is served by a separate modern bathroom.

## Situation

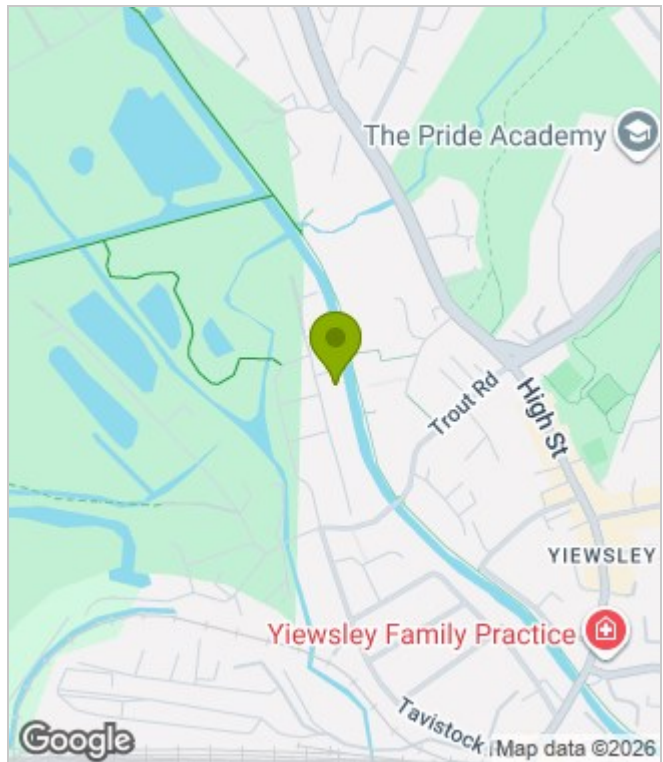
Wraysbury Drive just moments away from West Drayton High Street with its variety of local shops, cafes, takeaways and coffee shops. Also the Elizabeth line from the station with several links to central London and the surrounding areas. Bus links with easy reach to local amenities including Heathrow 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.



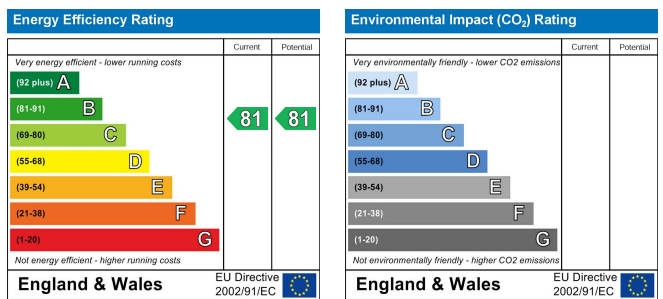
## Floor Plans



## Area Map



## Energy Performance Graph



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