

West Drayton Park Avenue

West Drayton • • UB7 7QA
Guide Price: £775,000



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A spectacular new build, four bedroom, detached residence situated on one of West Drayton's most sought after and rarely available cul-de-sacs', making this opportunity to purchase truly remarkable.

New build home

10 year Building Warranty

Detached residence

Prestigious cul-de-sac

Four spacious bedrooms

Two bathrooms

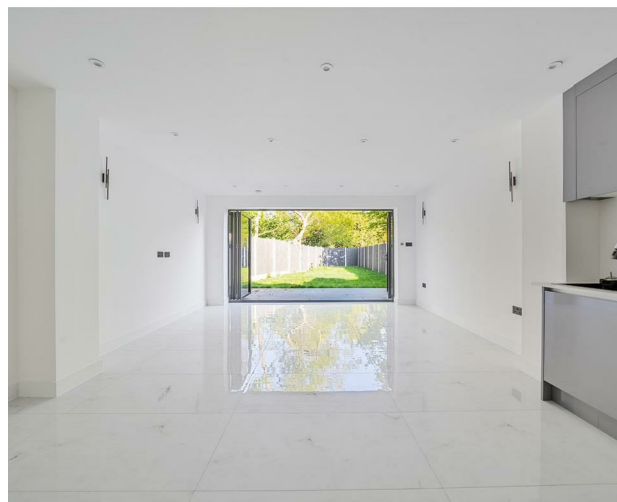
1390 sq.ft

Fantastic specification

Rare opportunity to purchase

Must be viewed

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

Setting the benchmark for modern living, the 1390 sq.ft living accommodation in this stunning home is arranged over three floors and consists of entrance hallway, 14ft double bedroom with bay window, tiled shower room, 22ft x 15ft contemporary open plan kitchen/dining/living room with bi-fold doors overlooking the impressive rear garden. The ground floor boasts tiled flooring throughout with the fantastic benefit of underfloor heating. To the first floor are three further spacious bedrooms and the outstanding family bathroom. Whilst on the top are two loft rooms, both measuring 9ft with the enjoyment of ample windows.

Outside

To the front of this striking home is a paved driveway providing adequate off street parking for multiple cars. The South-East facing rear garden measures 63ft offering plenty of space whilst maintaining a peaceful setting, there is a large patio area closest to the home with the remainder being laid to lawn.

Location

Arguably one of the most sought after roads in West Drayton, West Drayton Park Avenue is a tree lined cul-de-sac located within walking distance to The Cluses Park and just moments from The Green. West Drayton High Street with its variety of shops, doctors surgery, local schools and train station with the fantastic benefit of the Elizabeth Line are moments away. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



Schools:

West Drayton Academy 0.2 miles
St Martin's Church of England Primary School 0.4 miles
St Catherine Catholic Primary School 0.3 miles



Train:

West Drayton Station 0.4 miles
Iver Station 1.6 miles
Hayes & Harlington Station 2.2 miles



Car:

M4, A40, M25, M40



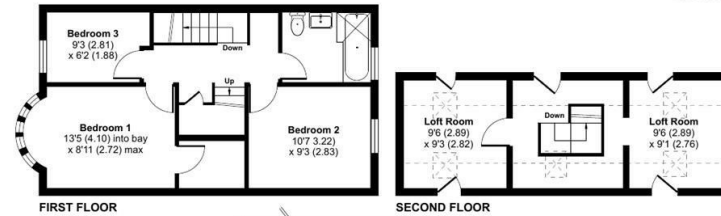
Council Tax Band:

(Distances are straight line measurements from centre of postcode)

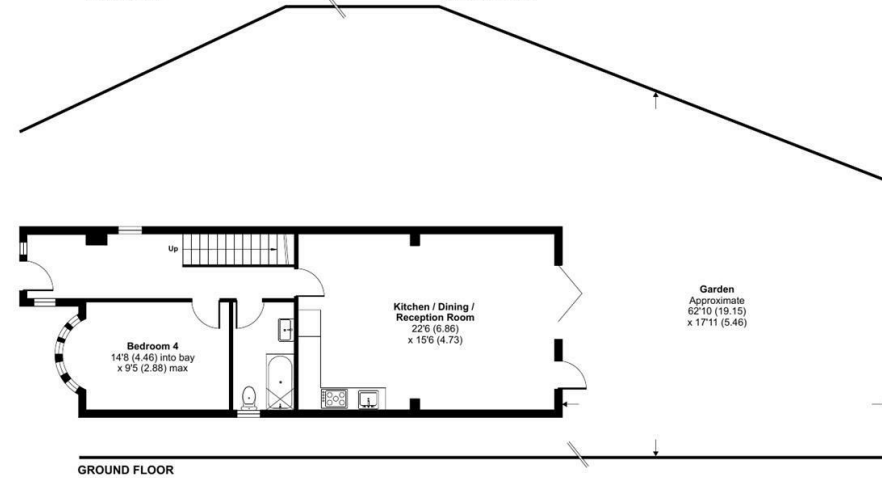


West Drayton Park Avenue, West Drayton, UB7

Approximate Area = 1264 sq ft / 117.4 sq m
Limited Use Area(s) = 126 sq ft / 11.7 sq m
Total = 1390 sq ft / 129.1 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). © nichcom 2025. Produced for Coopers. REF: 1284720

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
England & Wales		03 September 2022/01/2023	

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.

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