

# Wraysbury Drive

West Drayton • • UB7 7FR

Guide Price: £600,000



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Tucked away at the rear of a sought-after waterside development, Wraysbury Drive, this unique townhouse offers spacious and versatile accommodation arranged over three floors. The property boasts stand out features such as a bright and generous living room with a Juliette balcony overlooking the surroundings, along with a well-proportioned master bedroom also benefiting from its own Juliette balcony and multiple parking spaces. Further accommodation includes a modern kitchen, four double bedrooms, a study and well-appointed bathrooms, making it ideal for families or those seeking flexible living space. Positioned close to scenic canal walks and Greenland park areas, the home combines a peaceful setting with convenient access to local amenities and transport links, with West Drayton station within 0.7 miles away.

Unique townhouse set within a waterside development

Four double bedrooms

Three bathrooms & a ground floor W.C

Study

1729 sq.ft

Parking for multiple cars

Low maintenance rear garden & Garage

Quiet position at the rear of the development

0.7 miles from West Drayton Train Station

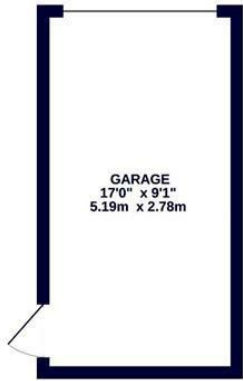
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These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

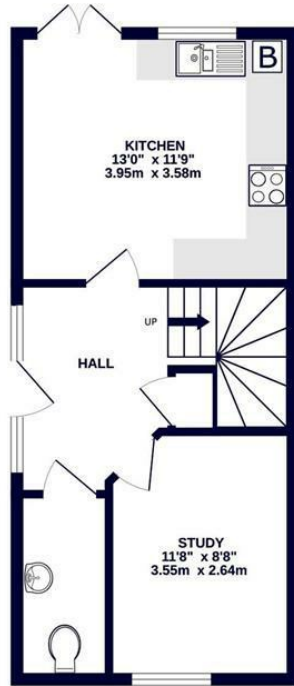




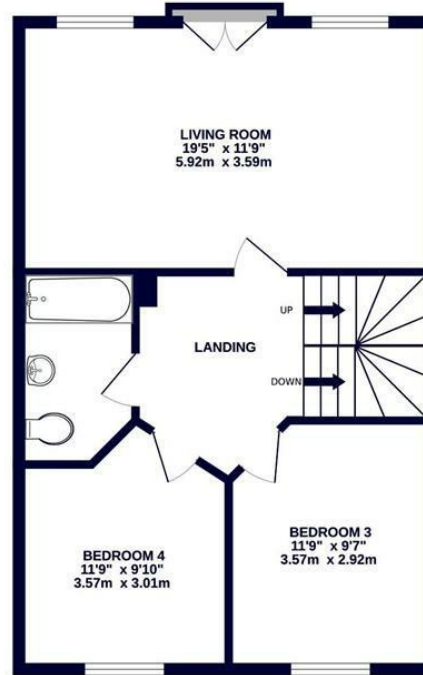
OUTBUILDING  
155 sq.ft. (14.4 sq.m.) approx.



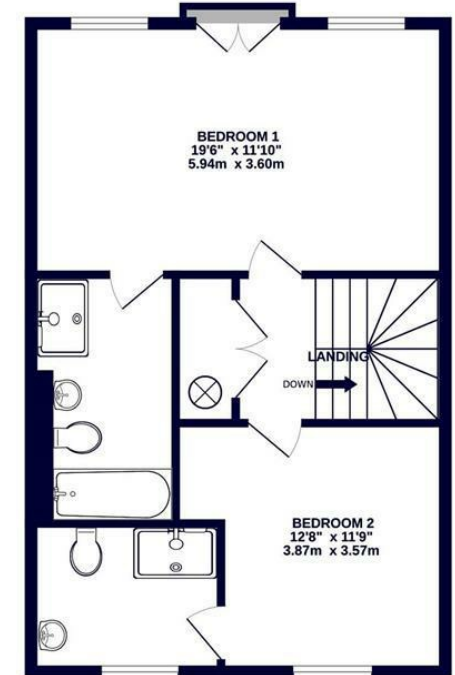
GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



2ND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	77	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		
England & Wales		EG 1/2008	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.