

# North Road

West Drayton • • UB7 9LE

Guide Price: £540,000



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est 1986

# North Road

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A well-presented three-bedroom semi-detached home ideally suited for families or first-time buyers. The property features entrance porch, a bright and spacious living room with feature fireplace, a fitted kitchen and a convenient ground floor WC and shower room. While upstairs offers three well-proportioned bedrooms, with the principle bedroom spanning an impressive 16ft. Externally, the home benefits from a private, south-facing rear garden designed for low maintenance with artificial grass, along with a versatile outbuilding currently arranged as a garden gym and office, ideal for working from home, additional recreational space and further storage. To the front there is a driveway providing off-street parking, with side access leading to the rear garden. Situated in a popular residential location close to local amenities, schools and transport links, this property presents a fantastic opportunity for buyers seeking a ready-to-move-into home.

Three-bedroom semi-detached home

Bright and spacious living room

Fitted kitchen with good storage

Ground floor WC & Shower room

Well-presented throughout

South-facing, low maintenance garden

Versatile outbuilding

Driveway providing off-street parking

Optimal B, EPC rating

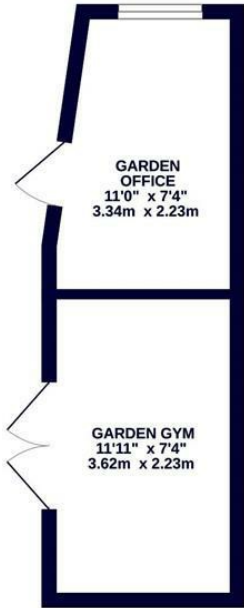
Popular residential location

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.





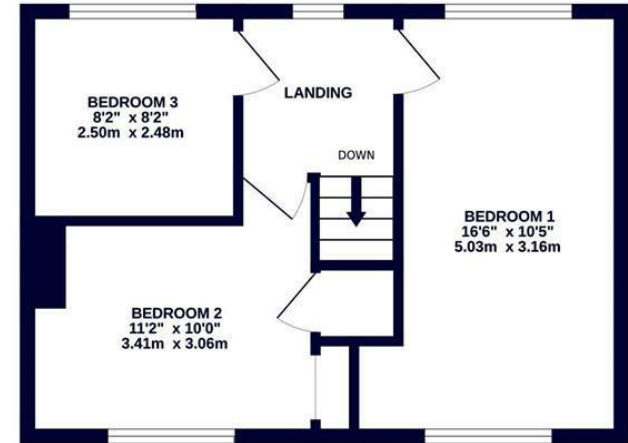
OUTBUILDING  
161 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 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	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
86	87
England & Wales	03 October 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.