Wraysbury Drive

West Drayton • • UB7 7FL

Guide Price: £935,000



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Wraysbury Drive

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Occupying arguably one of the finest plots within this prestigious canalside development, this impressive five/six-bedroom family home offers approximately 1,983 sq ft of versatile accommodation, complemented by a south-facing rear garden. Hand-picked by the current owner during the development's construction in 2009, the property enjoys a particularly desirable position within an exclusive collection of private homes, discreetly tucked away behind electric gates. Residents benefit from a wonderful setting, moments from direct access to stunning Green Belt parkland, lakes and scenic waterways – a truly distinctive feature of the local area and borough. The accommodation includes a spacious living/dining room, fitted kitchen/breakfast room, conservatory, study, utility room and five further well-proportioned bedrooms arranged over three floors. Ideally positioned within walking distance of the Elizabeth Line, the property also offers fantastic connectivity into London and beyond. Externally, the property benefits from a garage, additional driveway parking and a further allocated parking space, making this a particularly rare opportunity in an exceptional setting.

Five-bedroom detached family home

Prestigious canalside development

Approximately 1,983 sq ft of accommodation

Arguably the finest plot within the development

South-facing rear garden, hand-picked by the current owner

- A short walk to stunning green belt parkland, lakes and waterways

Spacious living/dining room and conservatory

Fitted kitchen/breakfast room, separate utility and study

Garage, driveway parking and an additional allocated space

- Built in 2009 and ideally positioned moments from the Train Station

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.







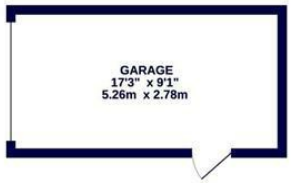




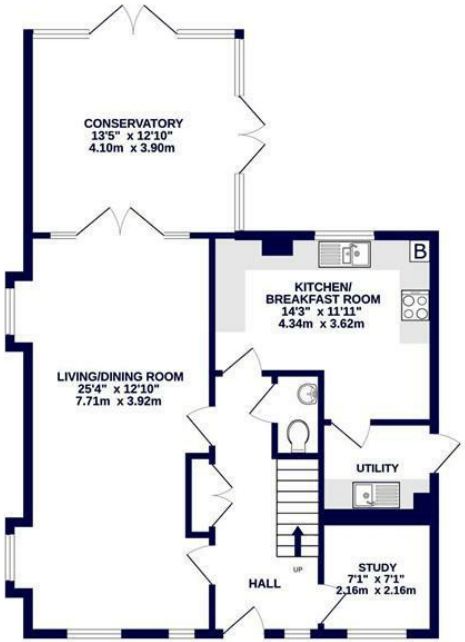




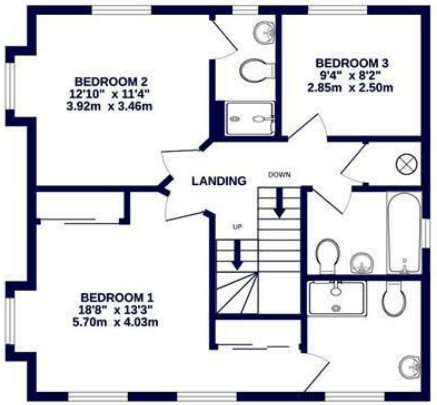
OUTBUILDING
157 sq.ft. (14.6 sq.m.) approx.



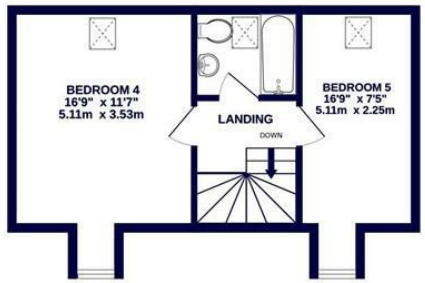
GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1983 sq.ft. (184.2 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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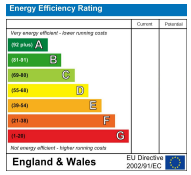

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.