

Beech Close

West Drayton • • UB7 9LQ

Guide Price: £490,000



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est 1986

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Offered to the market with the added advantage of no onward chain, this fantastic three-bedroom semi-detached home presents an excellent opportunity for buyers seeking space, potential, and a popular residential setting. Extending to over 900 sq. ft., the property offers well-proportioned accommodation throughout, including a welcoming entrance hall, an impressive 21ft living/dining room featuring a bay window and fireplace, a fitted kitchen, and a convenient downstairs cloakroom. Upstairs, the property continues to impress with three generous double bedrooms and a family bathroom, making it ideal for growing families. Externally, the home benefits from a large driveway providing ample off-street parking, along with a substantial rear garden, perfect for outdoor entertaining and family enjoyment. Situated in a sought-after location, this is a superb opportunity to acquire a spacious and versatile family home with plenty of potential to make your own.

No onward chain

Spacious three-bedroom semi-detached home

Over 900 sq. ft. of well-proportioned accommodation

Impressive 21ft living/dining room

Fitted kitchen with good storage

Convenient downstairs cloakroom W.C.

Three generous double bedrooms

Large driveway providing ample off-street parking

• Substantial rear garden, ideal for families and entertaining

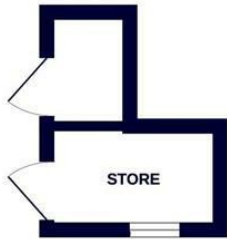
Excellent potential to personalise and add value

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.

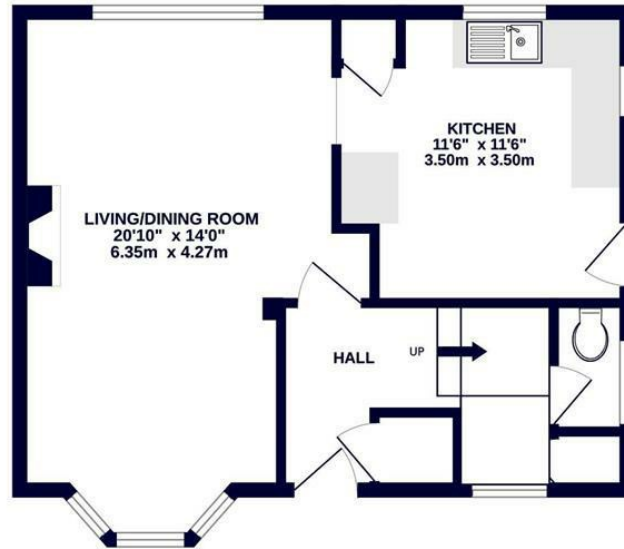




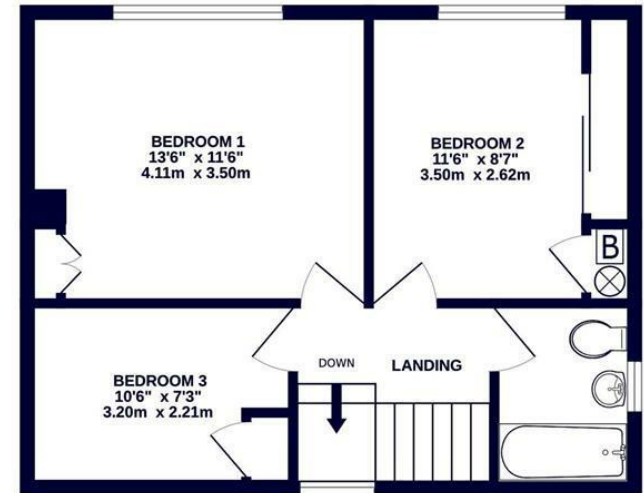
OUTBUILDING
43 sq.ft. (4.0 sq.m.) approx.



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		80	81

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.