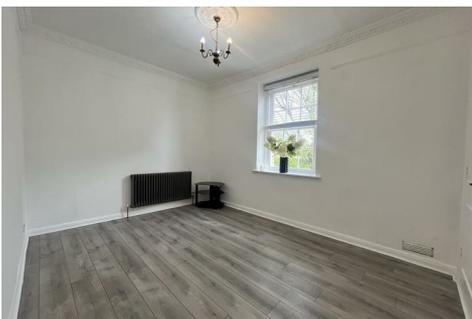


# Arron James



## 2 Frays Cottage Mill Road, West Drayton, Middlesex, UB7 7EL

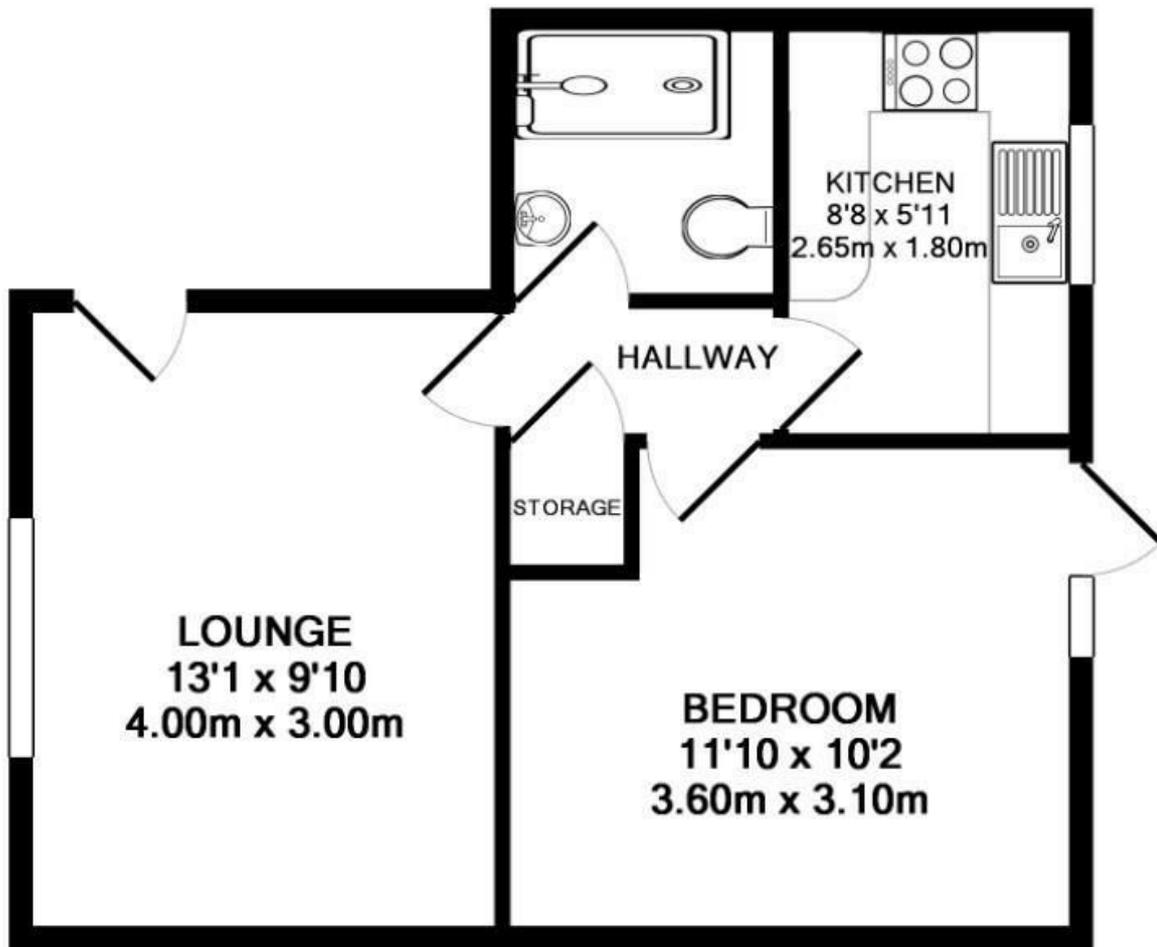
Nestled in the tranquil setting of Mill Road, West Drayton, this charming one-bedroom ground floor cottage offers a unique living experience. Converted from a historic mill, the property boasts stunning views over the weir and the serene River Frays, creating a peaceful retreat for those seeking a harmonious lifestyle.

The cottage is part of a secure, gated development, ensuring privacy and safety for its residents. Inside, you will find a well-appointed separate lounge that provides a comfortable space for relaxation. The double bedroom is tastefully decorated in neutral tones, allowing for a personal touch to be added by its new occupant. The modern bathroom has been recently updated, offering a fresh and stylish environment.

The kitchen comes equipped with essential appliances, making it convenient for everyday living. Additionally, the property benefits from beautiful communal grounds, perfect for enjoying the outdoors or taking leisurely strolls by the river. An allocated parking space is also included, adding to the convenience of this delightful home.

This property is ideally suited for professionals looking for a peaceful yet accessible location, being within one mile of West Drayton mainline station, which provides excellent transport links. Offered unfurnished, this cottage presents a wonderful opportunity to create a personalised living space in a picturesque setting.

**£1,200**



TOTAL APPROX. FLOOR AREA 353 SQ.FT. (32.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	