

Ryeland Close

West Drayton • Middlesex • UB7 8AY

Guide Price: £265,000



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Ideally positioned in a popular residential location just moments from Yiewsley/West Drayton High Street, Hillingdon Hospital and West Drayton train station that provides fast & frequent services in & out of London with the Elizabeth line, this well-presented one bedroom starter home offers an excellent opportunity for first-time buyers and investors alike. The property features a bright and spacious 15ft living room leading through to a fitted 9ft kitchen, whilst the first floor comprises a generous 12ft bedroom and a bathroom suite. Offering both convenience and strong investment appeal, this charming home is perfectly suited to those looking to step onto the property ladder or expand their portfolio.

One bedroom starter home

Ideal first-time purchase or investment opportunity

Spacious 15ft living room

Fitted 9ft kitchen

Generous 12ft bedroom

Popular residential location

Allocated off-street parking

Moments from Yiewsley/West Drayton High Street

Convenient for Hillingdon Hospital

Freehold

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.

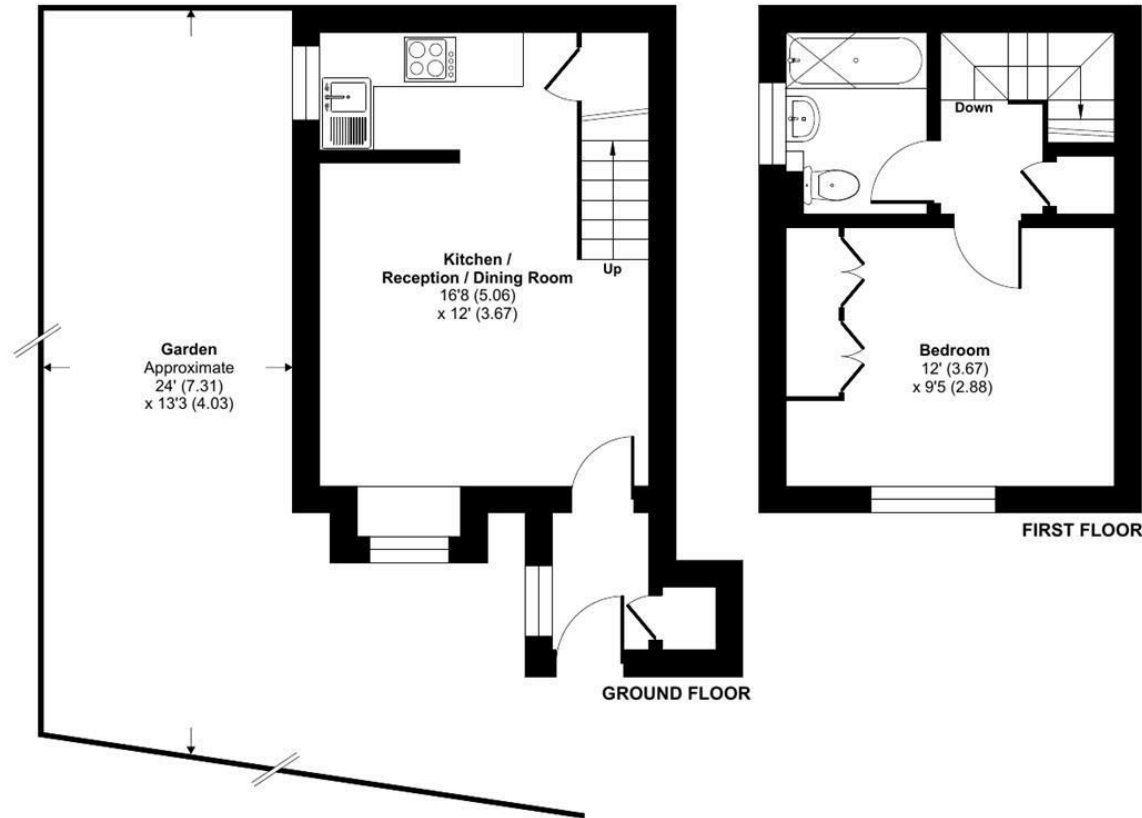




Ryeland Close, Yiewsley, West Drayton, UB7

Approximate Area = 434 sq ft / 40.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Coopers. REF: 1469112

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		39
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		
England & Wales		
Rd. Approved 2020/01/01		

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.