

# Castle Avenue

West Drayton • • UB7 8LG

Guide Price: £400,000



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A two bedroom end of terrace house situated on a generous corner plot, offering excellent potential for extension and modernisation, subject to the necessary planning permissions.

The property comprises an entrance hallway, spacious reception room, large kitchen and downstairs WC to the ground floor. Upstairs are two well-proportioned bedrooms and a family bathroom.

Although it is in need of updating, this provides an excellent opportunity for a buyer to renovate and create a home to their own specification. The corner plot offers further potential for extension, making this an ideal opportunity for buyers looking for a property with scope to add value.

The property is conveniently located for West Drayton's local amenities, schools and Elizabeth line station.

Two bedroom

End of terrace

Potential to extend (STPP)

No chain

Large garden

Ideal for first time buyers

Updating required

Council tax band - C

Residential location

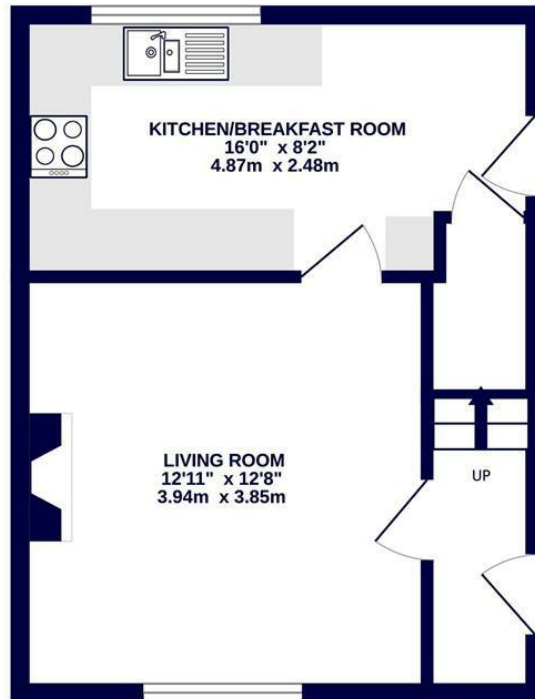
0.9 miles from train station (Elizabeth Line)

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.

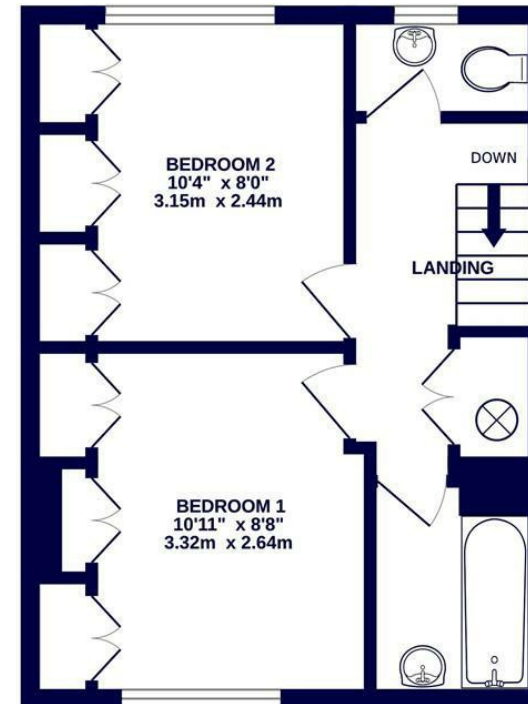




GROUND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



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TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

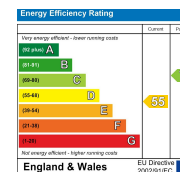
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT  
westdrayton@coopersresidential.co.uk

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