

Mill Road

West Drayton • • UB7 7EH
Offers In Excess Of: £480,000



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This charming two-bedroom period cottage offers a fantastic blend of character, space and future potential. The property boasts well-proportioned accommodation comprising a welcoming living room, separate dining room and fitted kitchen, with a charming split staircase leading to the first floor, where separate staircases provide access to the two generous bedrooms and family bathroom, creating a practical and distinctive layout. Externally, the property benefits from a substantial rear garden, off-street parking for multiple cars and an impressive detached outbuilding, currently providing excellent storage and workshop space. A particular highlight is the fantastic potential to extend to the rear, side and into the loft, subject to the necessary planning permissions, offering an exciting opportunity to further enhance and personalise this characterful home.

Charming two-bedroom period cottage

- Fantastic potential to extend to the rear, side and loft (STPP)

Spacious and well-proportioned accommodation

Separate living and dining rooms

Fitted kitchen with access to the rear garden

Two generous first-floor bedrooms

100ft Well-maintained private rear garden with pond

Substantial detached outbuilding/workshop

Off-street parking to the front

Conveniently located for the Station, local amenities and nearby schools

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
295 sq.ft. (27.4 sq.m.) approx.



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1066 sq.ft. (99.1 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		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.