

Bittern House

West Drayton • Middlesex • UB7 7FH
Guide Price: £250,000



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This delightful two-bedroom residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a new home. Situated close to the picturesque canal, residents can enjoy serene walks and the beauty of nature right at their doorstep. The location is not only tranquil but also boasts excellent transport links, ensuring easy access to nearby towns and cities. Whether you are commuting for work or exploring the local area, you will find that everything you need is within reach. The apartment itself is designed to provide a warm and inviting atmosphere. With two well-proportioned bedrooms, there is ample space for relaxation and rest with the additional benefit of fitted wardrobes in both rooms. The layout is practical, allowing for a seamless flow between living areas, making it perfect for both entertaining guests and enjoying quiet evenings at home.

Two bedrooms

Apartment

Second floor

Sought after development

Close to station (Elizabeth Line)

Ideal for first time buyers

13ft living room

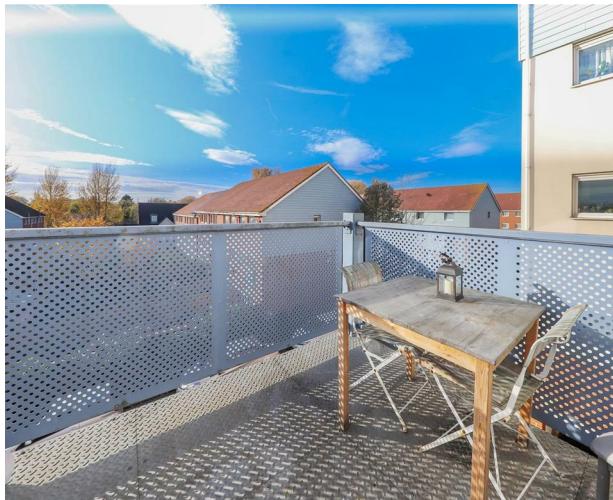
Private balcony

Allocated parking

En-suite to master bedroom

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.







Schools:



Train:



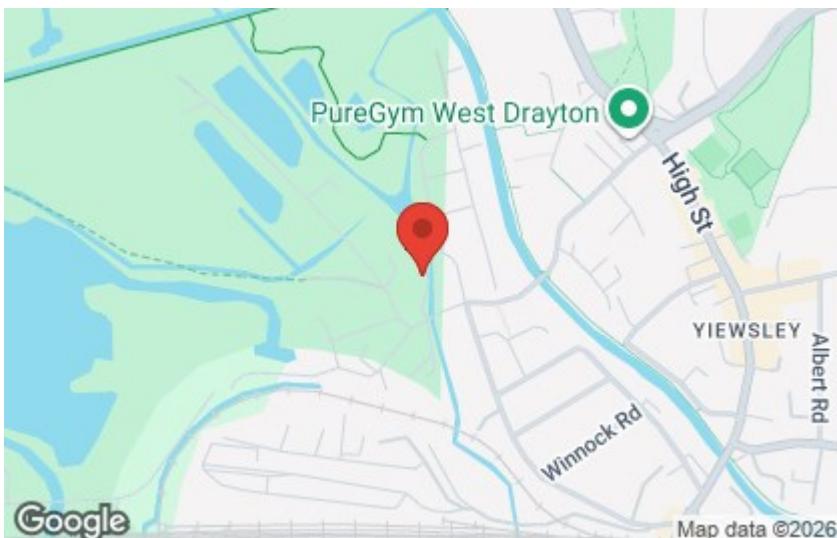
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



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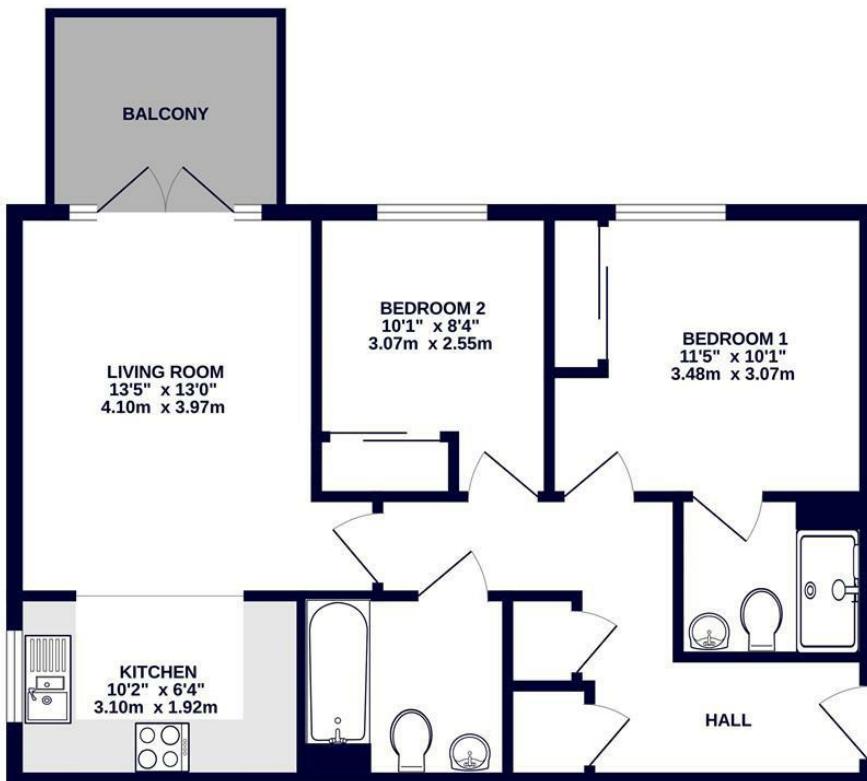
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CoopersResidential.co.uk

2ND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



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TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, etc. 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
Very energy efficient - lower running costs	
80-100 A	80
80-80 B	80
80-60 C	80
60-40 D	80
40-20 E	80
20-10 F	80
10-0 G	80
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.