

Wraysbury Drive

West Drayton • • UB7 7FR
Guide Price: £650,000



coopers
est 1986

Wraysbury Drive

West Drayton • • UB7 7FR

This impressive four bedroom detached residence is situated on a premier development in West Drayton making it a perfect, modern family home. The vast accommodation stretches to 1706 sq.ft and ground floor of the house comprises of entrance hall, downstairs cloakroom, an 18ft dual aspect kitchen/breakfast room, 15ft dining room and 18ft dual aspect living room with french doors leading to the garden. To the first floor are the four spacious bedrooms, the master of which enjoying an en-suite shower room in addition to an attractive family bathroom suite making this expansive property a true stand out home on the market today.

0.4 Miles from West Drayton Station (Elizabeth Line)

No chain

Detached residence

Four bedrooms

1706 sq.ft

18ft Kitchen/Breakfast room

Two reception rooms

Two bathrooms & W.C

Driveway & Garage

Premium location benefiting from Greenbelt parkland

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.





Property

This impressive four bedroom detached residence is situated on a premier development in West Drayton making it a perfect, modern family home. The vast accommodation stretches to 1706 sq.ft and ground floor of the house comprises of entrance hall, downstairs cloakroom, an 18ft dual aspect kitchen/breakfast room, 15ft dining room and 18ft dual aspect living room with french doors leading to the garden. To the first floor are the four spacious bedrooms, the master of which enjoying an en-suite shower room in addition to an attractive family bathroom suite making this expansive property a true stand out home on the market today.

Outside

There is a driveway providing off street parking which also leads to the garage. There is further permit parking available if needed. The property enjoys both front and rear gardens, being mainly laid to lawn with shrub borders.

Location

Wraysbury Drive is a luxury development benefiting from open greenbelt land, parks, river views and a lake setting it apart from any other locally. All this can be found within a short walk of West Drayton High Street with its variety of shops and train station with the benefit of the Elizabeth Line. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



Schools:

St Matthew's CofE Primary School 0.4 miles
 Rabbsfarm Primary School 0.5 miles
 West Drayton Primary School 0.7 miles



Train:

West Drayton Station 0.4 miles
 Iver Station 1.8 miles
 Uxbridge Station 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



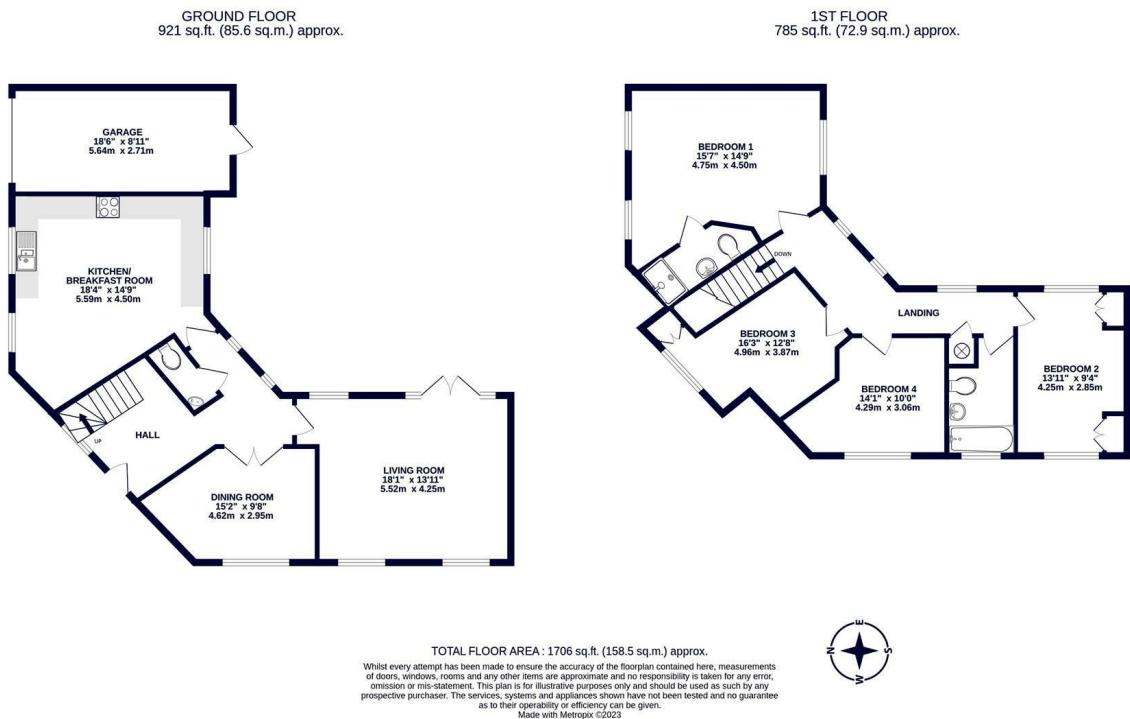
coopers
est 1986

01895 459 950

1 Tavistock Road, West Drayton,
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014: A	86
2014: B	77
2014: C	
2014: D	
2014: E	
2014: F	
2014: G	
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.