

# Lavender Rise

West Drayton • Middlesex • UB7 9AP

Guide Price: £465,000



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A well appointed three bedroom, mid terrace home, ideally situated on a popular residential road. The property represents an excellent opportunity for those looking to jump onto the property ladder whilst also being a good investment prospect.

Terraced home

Three bedrooms

Fantastic condition throughout

Ample living space

754 sq.ft

Spacious south-facing garden

Potential to extend (STPP)

Popular residential location

Within a mile of the Train Station

Council tax band - D

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

Internally, the well-kept accommodation consists of entrance hallway, generously sized 16ft living area with feature fireplace, equally spacious 12ft modern kitchen/diner and plenty of storage space. Upstairs are the three well proportioned bedrooms, the master and second both benefiting from built in cupboard space and the three piece family bathroom.

### Outside

The spacious and delightfully landscaped, south-facing rear garden has a patio area closest to the house with a pathway that leads to the rear whilst the majority of the garden is laid to lawn with planter borders. The property also enjoys bick built external storage sheds.

### Location

Lavender Rise is a popular residential road extremely well placed being situated close to local amenities and bus routes. West Drayton High Street with its various shops and train station (Elizabeth Line) can be found just a short distance away as can Stockley Business Park, Heathrow Airport and the M4 motorway.



### Schools:

West Drayton Academy 0.6 miles  
Pinkwell Primary School 0.8 miles  
Lady Nafisa School 1.1 miles



### Train:

West Drayton Station 0.9 miles  
Hayes & Harlington Station 1.4 miles  
Heathrow Express Terminals 1, 2 & 3 Station 2.3 miles



### Car:

M4, A40, M25, M40



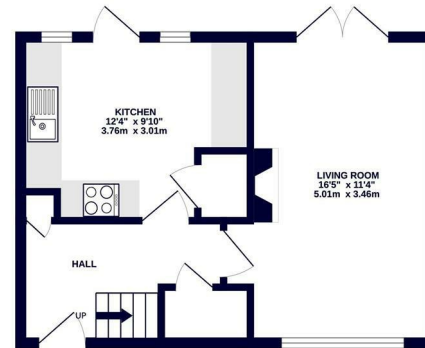
### Council Tax Band:

D

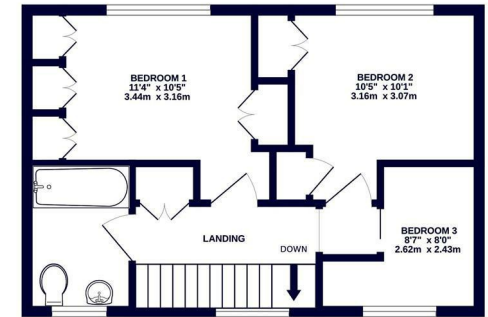
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



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TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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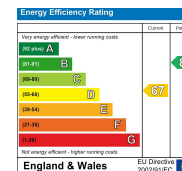
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01895 459 950

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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