

# Falling Lane

West Drayton • • UB7 8AB

Guide Price: £535,000



coopers  
est 1986

# Falling Lane

West Drayton • • UB7 8AB

This stunning three-bedroom semi-detached home offers bright, modern living with a stylish open-plan layout. The ground floor features a welcoming entrance hall leading to the cloakroom, a comfortable living room and a contemporary kitchen/dining area with sleek cabinetry, breakfast bar seating and integrated appliances, creating an ideal space for everyday living and entertaining. Upstairs, the property provides three bedrooms and a family bathroom. Externally, the home benefits from a private driveway leading to a detached garage and a generous rear garden, offering excellent outdoor space and scope to extend if required. Combining modern interiors with practical living, this attractive property is ideal for families and first-time buyers alike.

Stunning three-bedroom semi-detached home

Bright and modern open-plan kitchen/dining area

Stylish fitted kitchen with breakfast bar seating

Comfortable and spacious living room

Well proportioned bedrooms

Contemporary family bathroom

Ground floor WC

Private driveway with detached garage

Generous rear garden

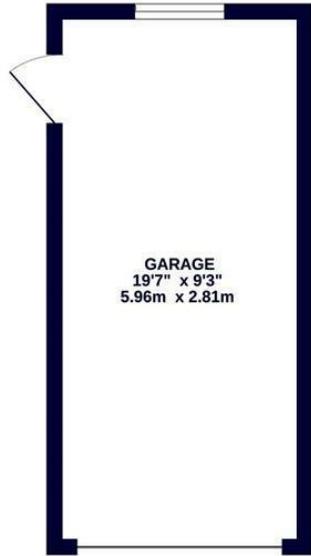
0.5 Miles from West Drayton Train Station (Elizabeth Line)

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.





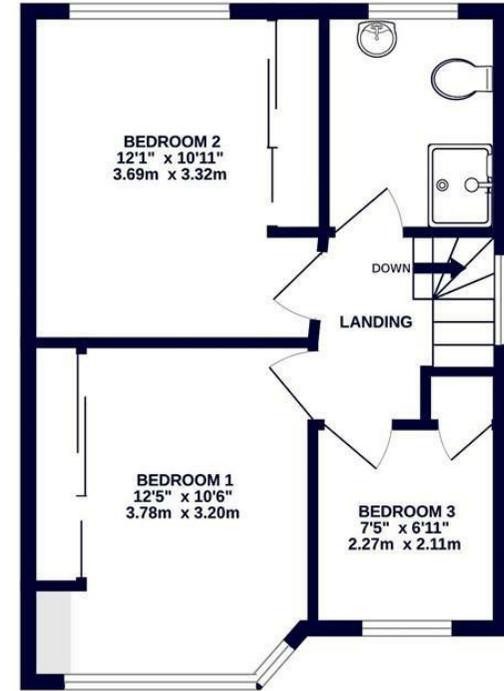
OUTBUILDING  
180 sq.ft. (16.8 sq.m.) approx.



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



**coopers**  
est 1986

TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

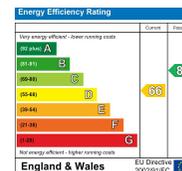
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2026



**coopers**  
est 1986

1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT  
westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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.