



**The Island, West Drayton, UB7 0ES**  
**Guide Price £799,950**

**DBK**  
ESTATE AGENTS



A rare opportunity to purchase this unique detached property set on this tranquil and renowned location 'The Island' with direct access to The River Colne and APPROVED PLANNING PERMISSION.

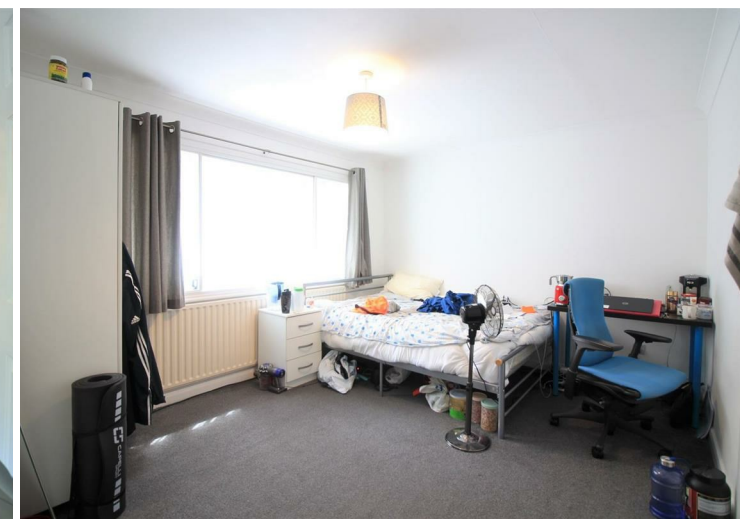
With No Onward Chain this double fronted extended detached homes sprawls circa 1,350 sq.ft and offers further scope for development.

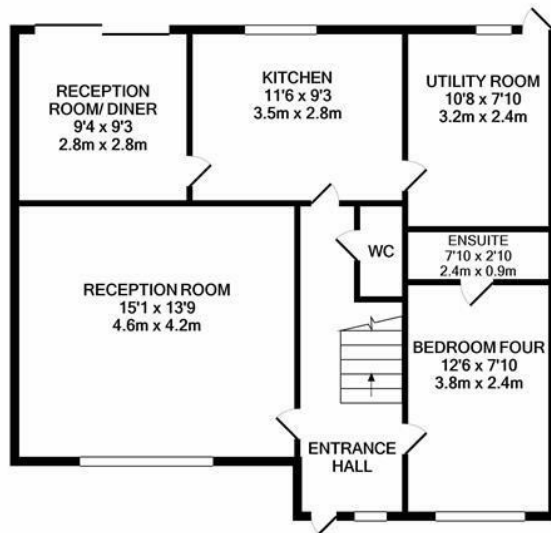
Currently accommodation is arranged over two floors with four bedrooms (three with ensembles), two well proportioned reception rooms, a modern fitted kitchen, utility room, family bathroom/ WC and downstairs WC. Supplementary to this is well manicured rear garden backing on to the River Colne, side gated access, a front drive providing off street parking for several vehicles and approximately 13ft side space.

Set on the serene 'The Island' the property offers a sense of the quiet countryside life but yet located in the heart of this busy commuter town with Heathrow Airport sited with a stones throw from the property. For motorists the M4/ M25 and M3 can be found within a short drive providing links to neighbouring towns. Reputable schools include Harmondsworth Primary School and Moorcroft School.

## Key Features

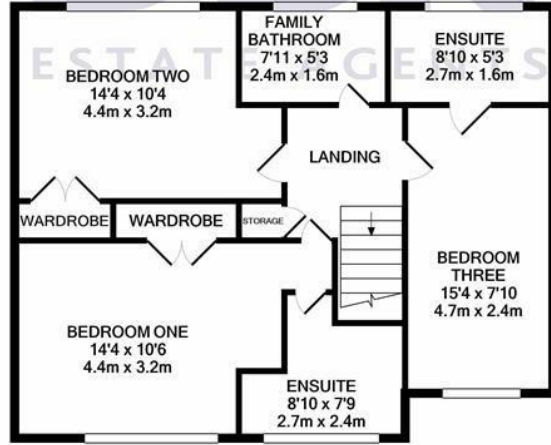
- **Tranquil Private Road + No Onward Chain**
  - **Double Fronted Detached Home**
    - **Circa 1,350 Sq.Ft**
- **Further Scope For Development - Approved Planning - Single Storey Side Extension**
  - **Four Bedrooms (Three Ensuites)**
    - **Two Reception Rooms**
  - **Modern Kitchen + Utility Room**
  - **Family Bathroom/ WC + Cloakroom**
- **Rear Garden with Direct Access to River Colne**
  - **Driveway for Off Street Parking**





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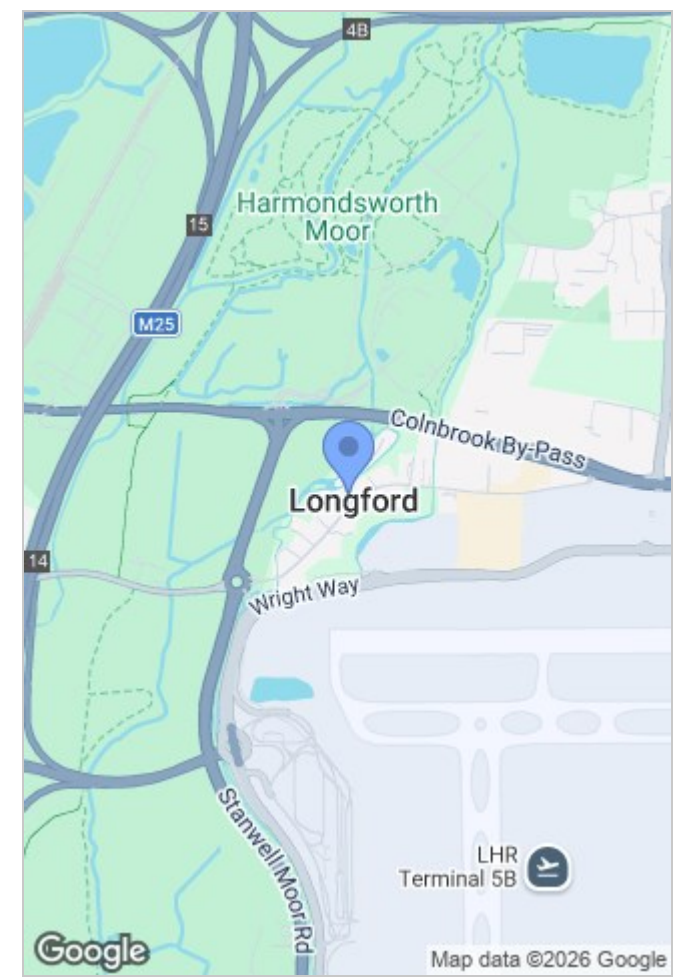
GROUND FLOOR  
APPROX. FLOOR  
AREA 699 SQ.FT.  
(65.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 641 SQ.FT.  
(59.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1340 SQ.FT. (124.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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