

Rowan Road

West Drayton • • UB7 7UE
Offers In Excess Of: £520,000



coopers
est 1986

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Nestled within a quiet residential road, this three bedroom semi-detached home boasts spacious accommodation with the inviting opportunity to extend, subject to the usual planning consents, making this an ideal purchase for the growing family.

1188 sq,ft

Semi-detached home

Three spacious bedrooms

Potential to extend (STPP)

Two reception rooms

Lean to

Generous front & rear gardens

Driveway

quiet residential location

Under a mile from the train station

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

With a large floor space of 1188 sq.ft this consists of entrance porch, 19ft living room with features such as a bay window and fireplace, spacious 19ft kitchen/diner which opens onto the 15ft sunroom which provides garden access and benefits from a utility area. To round off the ground floor is the lean to. Upstairs are three well proportioned bedrooms, the master being 11ft x 11ft and the family bathroom with separate toilet.

Outside

To the front of the property there is a private driveway providing off-street parking for multiple cars. Situated next to this is the front garden, which is a spacious area being mainly laid to lawn. The rear garden is one of the stand out features of this home, not only is it an impressive size, but it offers a real sense of privacy. It is made up of a patio area closest to the home which follows up the right hand side of the garden and again to the rear, the remainder is laid to lawn with mature shrub a tree borders either side.

Location

Rowan Road is a popular residential road conveniently located, providing good access and within easy reach of a variety of amenities including local shops, bus routes & numerous schools. Heathrow Airport & Stockley Business Park can be found just a short distance away, along with West Drayton High Street. The train station provides fast and frequent service into London and the Home Counties with the benefit of the Elizabeth line.



Schools:

St Martin's Church of England Primary School 0.1 miles
St Catherine Catholic Primary School 0.5 miles
West Drayton Academy 0.7 miles



Train:

West Drayton Station 0.9 miles
Iver Station 1.6 miles
Heathrow Terminal 5 Station 1.9 miles



Car:

M4, A40, M25, M40



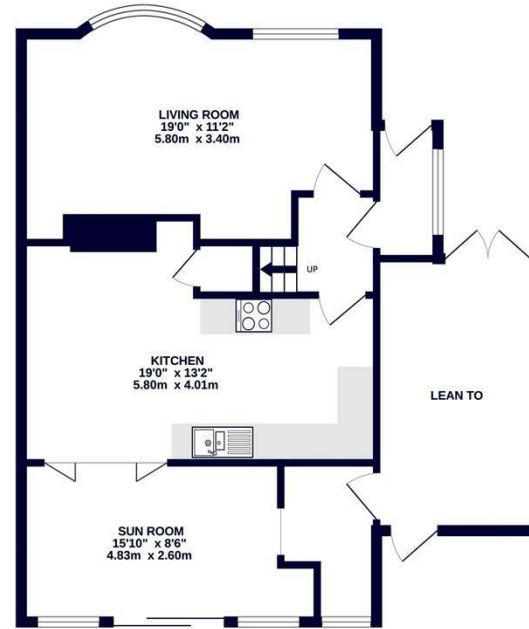
Council Tax Band:

D

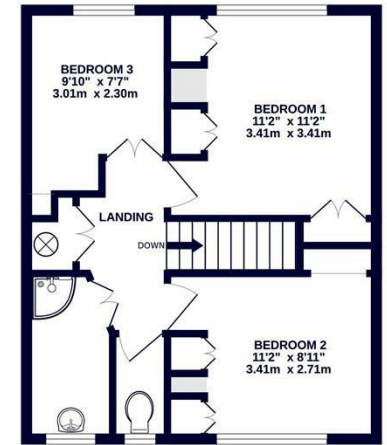
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Very poor energy efficiency	F		
Least energy efficient - higher running costs	G		
		63	61
England & Wales		03 September 2022/01/2025	

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.