Maple Avenue

West Drayton • • UB7 8LT

: £515,000



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A beautifully presented three-bedroom family home offering generous and versatile accommodation throughout, complemented by a superbly landscaped rear garden.

The ground floor comprises a welcoming entrance hall, a spacious living room, a separate playroom offering excellent versatility, and a well-appointed kitchen which leads through to a separate dining room. There is also the benefit of a useful utility room, providing great storage and practicality.

To the first floor, there are three well-proportioned bedrooms, including two generous double bedrooms, alongside a family bathroom.

Externally, the property boasts an impressive rear garden which has been thoughtfully landscaped to create a fantastic outdoor space. Featuring a paved patio, artificial lawn, raised flower beds and an elevated decking area with a modern pergola, the garden offers several areas for relaxing, entertaining and enjoying the warmer months.

All services/appliances have not, and will not be tested.

Three bedrooms

Semi detached house

Ideal for first time buyers

Good condition throughout

Potential to extend (STPP)

Driveway

No further chain

Over 1000 sqft.

Convenient location

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.









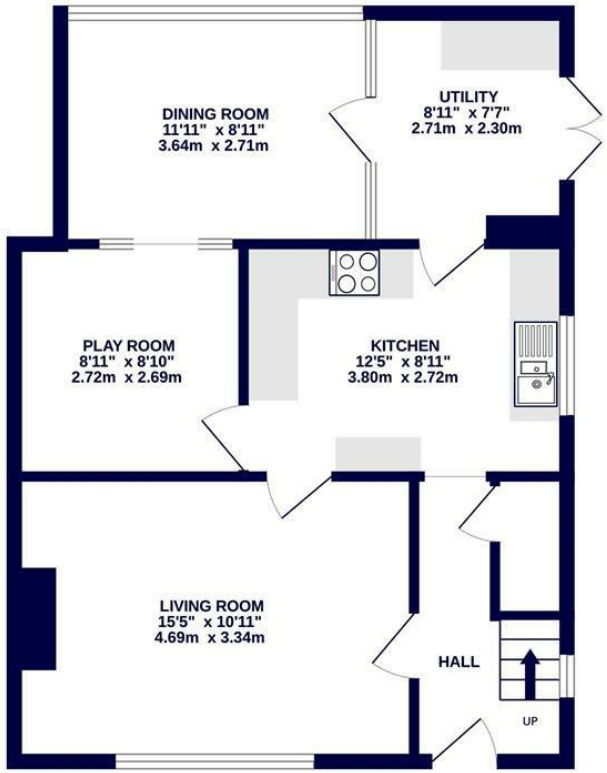


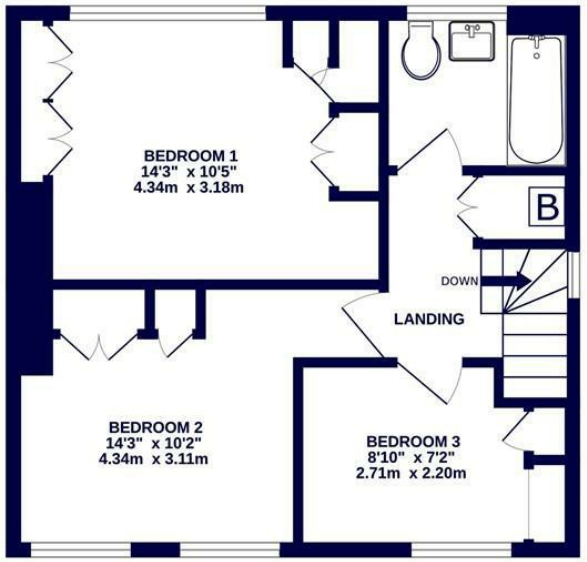




GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.





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TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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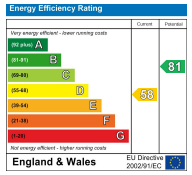


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1 Tavistock Road, West Drayton,
Middlesex, UB7 7QT
westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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