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Warwick Road, West Drayton, UB7 9BT  
£685,000

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Warwick Road, West Drayton, UB7 9BT

**£685,000**

- Detached Bungalow On A Wide Plot
- 0.1 Miles To West Drayton Station
- Off West Drayton High Street
- Ample Parking
- Garage
- Garage Via Own Drive
- Re Development Possibilities
- 1251 Sq FT
- Large Rear Garden
- Large Loft Space

## Description

This charming house brought to the market comprises of a welcoming reception room that serves as an ideal space for relaxation or entertaining guests, three generous sized bedrooms, family bathroom, a dining room and the fitted kitchen which provides access to the rear.

Outside, the property boasts a front drive offering ample parking. The beautifully presented rear garden mainly laid to lawn with a patio area, providing the perfect space for outdoor dining and entertainment. Additionally there is an garage and office outbuilding.

## Situation

Warwick road is conveniently located in the heart of West Drayton just a short distance from the station with the Elizabeth line providing links to central London and the surrounding areas. The high street with multiple local shops, takeaways, restaurants and coffee shops. Uxbridge town centre is close by with a wider range of shops and entertainment facilities. A number of highly regarded schools in the local area including St Martin's primary school. The M4 and M25 motorway networks, Grand Union Canal/Little Britain, Stockley Park, Brunel University and Uxbridge are all within easy motoring distance.



## Floor Plans

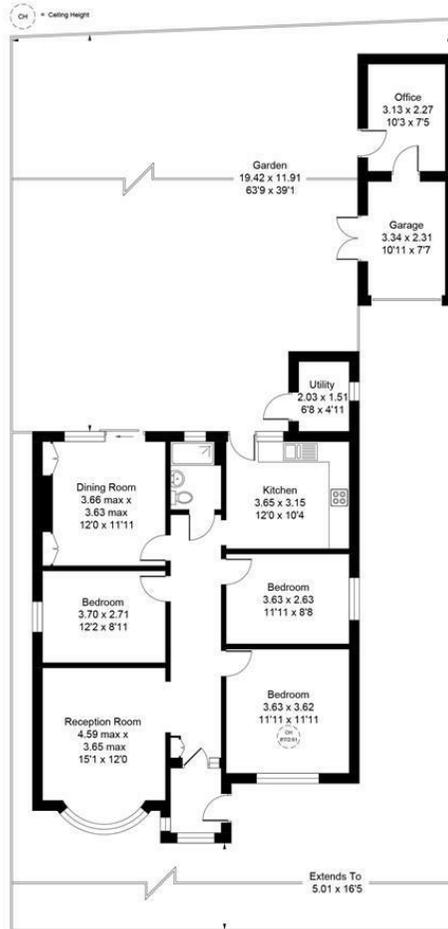
### Warwick Road, West Drayton, UB7

Approximate Area = 1075 sq ft / 99.9 sq m

Garage & Office = 176 sq ft / 16.3 sq m

Total = 1251 sq ft / 116.2 sq m

For identification only - Not to scale

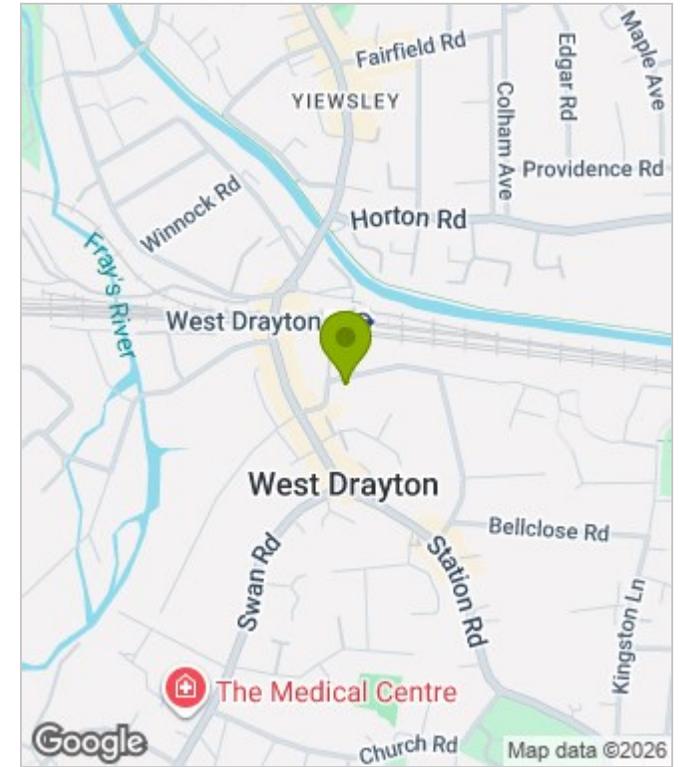


Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

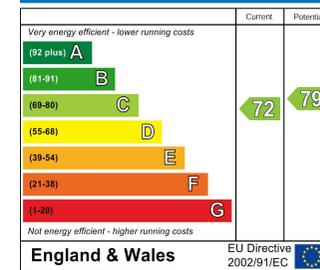


## Area Map

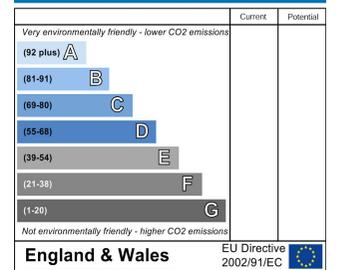


## Energy Performance Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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