

Bath Road

West Drayton • Middlesex • UB7 0EE
Guide Price: £470,000



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est 1986

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A charming three bedroom, semi-detached, period style cottage which has been updated throughout by the current owners to offer a clever modern feel. The home is beautifully presented, with character features such as sash-style windows, open fireplaces and attractive landscaping.

Period style cottage

Three double bedrooms

Two bathrooms

Two reception rooms

Beautifully landscaped gardens

Outdoor office

916 sq.ft

Modern interior

Off-street parking for up to three cars

Residential location

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

This delightful three-storey home offers approximately 916 sq. ft. of well-arranged living space. The ground floor features two spacious reception rooms, ideal for entertaining or relaxing, a modern kitchen with direct access to the garden and a convenient downstairs showroom. The first floor hosts two generous double bedrooms, the master with the benefit of fitted wardrobes and a sublime four piece family bathroom. Upstairs on the second floor, you'll find a third double bedroom with ample natural light, making it perfect for guests or a home office. The layout is practical and flows well, with a classic staircase connecting all levels, blending functionality with character.

Outside

The garden surrounding this property is a beautifully landscaped and thoughtfully maintained outdoor space, ideal for relaxation and entertaining. At the front, a lush, manicured lawn is framed by mature shrubs, vibrant flower beds and a picturesque pond with a rock feature and water lilies, adding a tranquil focal point. The side and rear gardens continue the charming aesthetic with more colorful planting, decorative statues, and a paved patio area perfect for outdoor seating and dining with the additional benefit of a garden room, currently being used as a home office. A private gate offers access to secure off-street parking for up to three cars, the entrance for this is via The Square.

Location

The property is extremely well placed for a variety of amenities including local shops, bus links, numerous schools, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties. West Drayton Town is a short distance away providing a more extensive range of shops along with West Drayton train station with the fantastic advantage of the Elizabeth Line.



Schools:

Harmondsworth Primary School 0.6 miles
Landon School Harmondsworth 0.9 miles
Pippins School 0.8 miles



Train:

Heathrow Terminal 5 Station 0.7 miles
Heathrow Express Terminals 1, 2 & 3 Station 1.6 miles
London Heathrow Airport Terminals 1, 2 & 3 Station 1.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

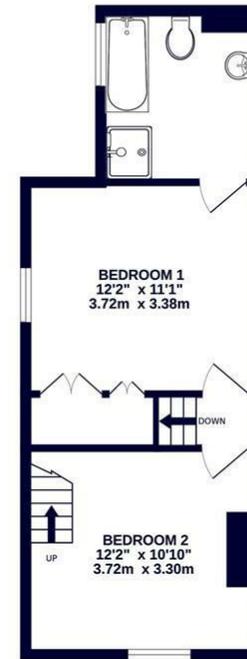
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Energy inefficient - higher running costs	G		

England & Wales
EPC Directive 2002/91/EC

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.