108 Wraysbury Drive

West Drayton • • UB7 7FN

Offers In Excess Of: £300,000



coopers

est 1986

108 Wraysbury Drive

West Drayton • • UB7 7FN

A fantastic opportunity to acquire this well-presented two-bedroom ground floor apartment, ideally positioned within a highly sought-after development and offering approximately 657 sq. ft. of well-proportioned accommodation. The property features a spacious open-plan living/dining area, modern fitted kitchen, two generous bedrooms, two bathrooms and the standout benefit of a private terrace enjoying a pleasant canal-facing aspect. Further benefits include allocated parking, excellent transport links and the convenience of being within a five-minute walk of West Drayton Station. Offered to the market with no onward chain, this is an ideal purchase for first-time buyers, commuters or investors.

Well-presented two-bedroom ground floor apartment

Approximately 657 sq. ft. of spacious accommodation

Private terrace with attractive canal-facing aspect

Bright and spacious lounge/dining room

Modern fitted kitchen

Two generous bedrooms

Two bathrooms

Allocated parking

- Approx a 5 walk to West Drayton Station (Elizabeth Line)

Offered to the market with no onward chain

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.







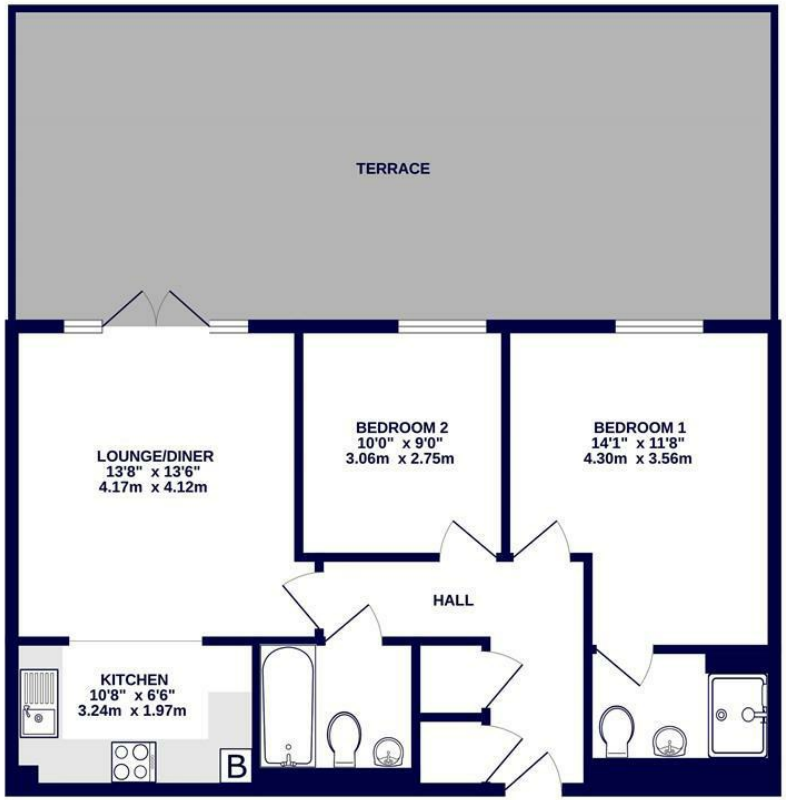








GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



3 EGRET HOUSE

TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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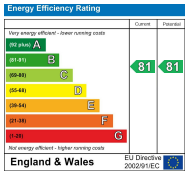

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.