

Beech Close

West Drayton • • UB7 9LQ
Offers In Excess Of: £550,000



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est 1986

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This beautifully presented and extensively renovated family home offers a wonderful blend of modern living and practical space, both inside and out.

Finished to an excellent standard throughout, the property features a spacious living/dining room, a contemporary fitted kitchen, cloakroom W.C, three well-proportioned double bedrooms and a stylish family bathroom. Externally, the home benefits from a large driveway providing ample off-street parking, a beautifully maintained rear garden and an impressive detached summer house with adjoining workshop, creating the perfect space for a home office, gym, entertaining area or hobby room. Having been lovingly improved and maintained by the current owners over the years, this delightful home is ready for a new family to move straight into and enjoy. Situated in a popular residential cul-de-sac, close to local schools, amenities and transport links, this is a fantastic opportunity to acquire a truly turnkey property.

Spacious three-bedroom, semi-detached family home

Beautifully renovated throughout by the current owners

Contemporary fitted kitchen with ample storage and worktop space

Stylish family bathroom suite

Large private driveway providing ample off-street parking

Landscaped rear garden with patio and lawn areas

Impressive detached summer house with workshop

Approximately 906 sq.ft of accommodation

Conveniently located close to local schools, amenities and transport links

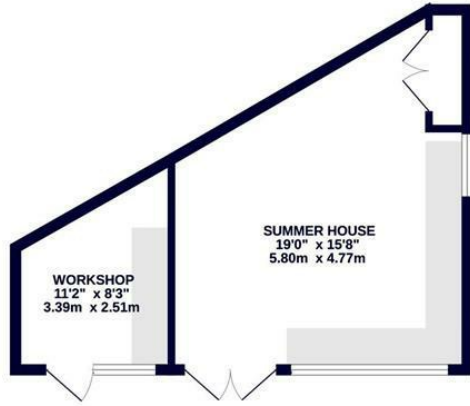
Popular Cul-de-sac

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.





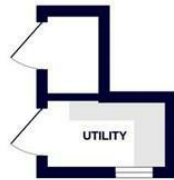
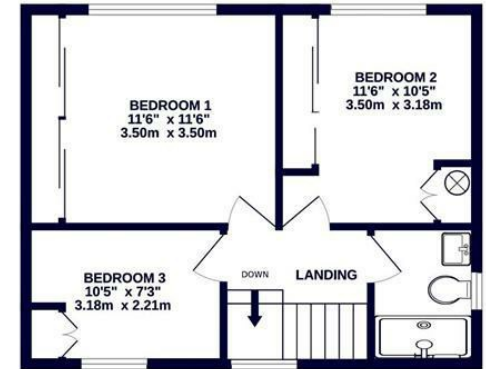
OUTBUILDINGS
358 sq.ft. (33.3 sq.m.) approx.



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 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 - 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 poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		67	77

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.