

Old Farm Road

West Drayton • • UB7 7LE

Guide Price: £467,000



coopers
est 1986

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Located on Old Farm Road is this charming Victorian cottage which effortlessly combines period elegance with quality contemporary finishes. The well proportioned rooms, sash windows and high ceilings create a spacious, light and airy family dwelling with the accommodation arranged over three floors. To the ground floor there is an entrance hallway, 14ft dining room, spacious 14ft living room and 15ft modern fitted kitchen with state of the art appliances and french doors overlooking the rear garden. The first floor is made up of the two double bedrooms and four piece family bathroom. Whilst on the second floor is the loft room making an idea study area with the benefit of ample storage in the eaves.

Victorian cottage

Two spacious bedrooms

Two reception rooms

Modern 15ft fitted kitchen

South-facing rear garden

Four piece family bathroom

12ft Loft room/Study

Period elegance with quality contemporary finishes

1084 sq.ft

Sought after location within the conservation area

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

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Outside

The sizeable and deceptively private South-facing rear garden has a patio area closest to the house with the rest of the garden being laid to lawn, the ease of maintenance allows someone to really stamp their own mark if needed. There is residents permit parking on the road.

Location

Old Farm Road is a popular residential road located within the conservation area just off The Green yet still within a short walk of West Drayton High Street with its variety of independent shops, doctors surgery, local schools and West Drayton train station with the fantastic benefit of the Elizabeth Line. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



Schools:

St Catherine Catholic Primary School 0.1 miles
 West Drayton Primary School 0.4 miles
 Laurel Lane Primary School 0.4 miles



Train:

West Drayton Station 0.4 miles
 Iver Station 1.3 miles
 Hayes & Harlington 2.4 miles



Car:

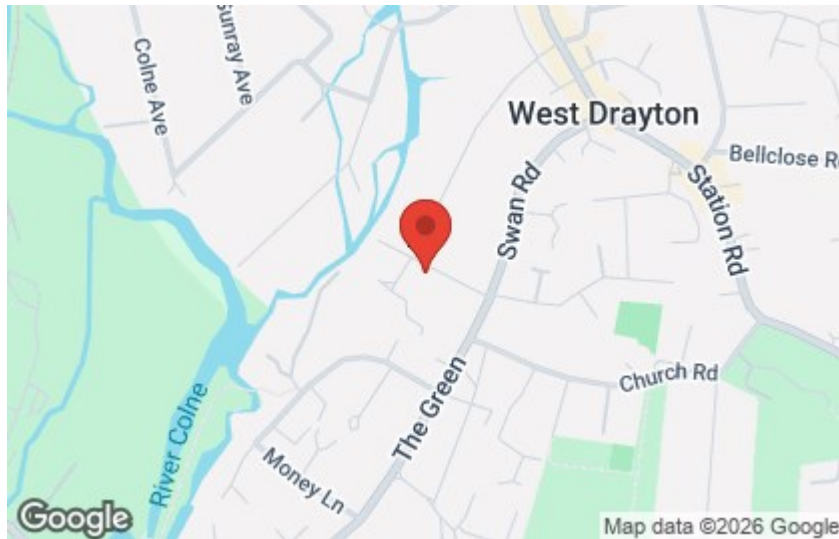
M4, A40, M25, M40



Council Tax Band:

D

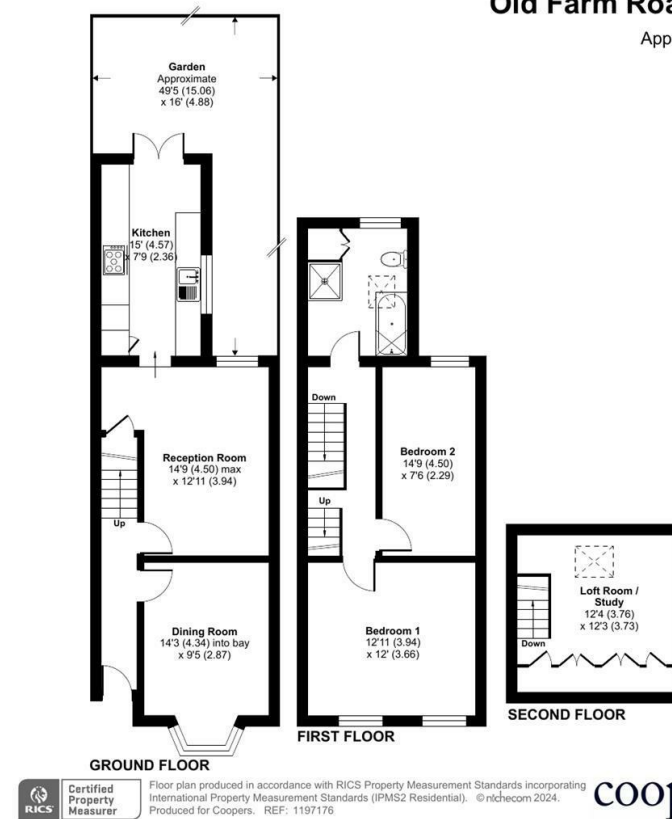
(Distances are straight line measurements from centre of postcode)



Old Farm Road, West Drayton, UB7

Approximate Area = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



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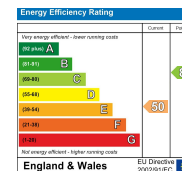
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