

Ruffle Close

West Drayton • • UB7 9BP
Guide Price: £450,000



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A truly stunning, two-bedroom mid-terrace home offering approximately 678 sq. ft. of comfortable living accommodation, ideal for first-time buyers or young families. The property features a bright and spacious lounge/diner with direct access to the rear garden, a separate fitted kitchen with bay window and a convenient ground floor cloakroom. Upstairs comprises two well-proportioned double bedrooms and a exquisite modern family bathroom. Externally, the home benefits from a private, low-maintenance rear garden with a lean-to style canopy covering the patio, artificial lawn as well as a useful storage shed and two allocated parking spaces to the front of the home. Situated in a popular residential location close to local amenities, schools and West Drayton train station, this is a fantastic opportunity to secure a ready-to-move-into home.

Two-bedroom mid-terrace home

Approx. 678 sq. ft. of accommodation

Spacious lounge/diner with direct garden access

Modern fitted kitchen with bay window

Ground floor cloakroom & Modern family bathroom

Private rear garden with patio and artificial lawn

Covered patio area / lean-to canopy

Stunning condition throughout

Ideal for first-time buyers and young families

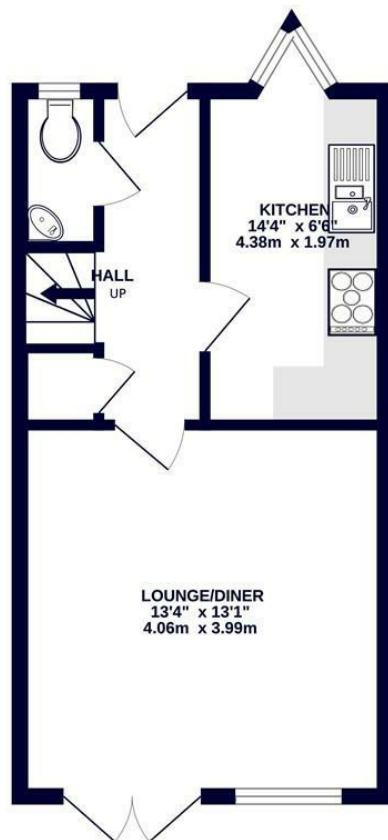
Popular residential location close to Train Station

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.

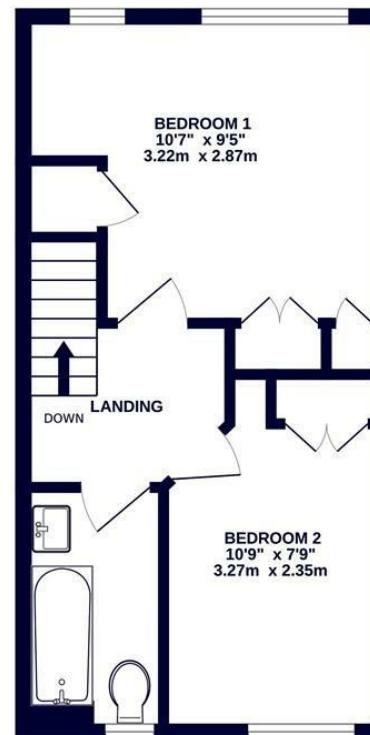




GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



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TOTAL FLOOR AREA: 678 sq.ft. (63.0 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	89
89-81	B
80-71	C
70-61	D
60-51	E
50-41	F
40-31	G
All energy efficient - higher running costs	

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.