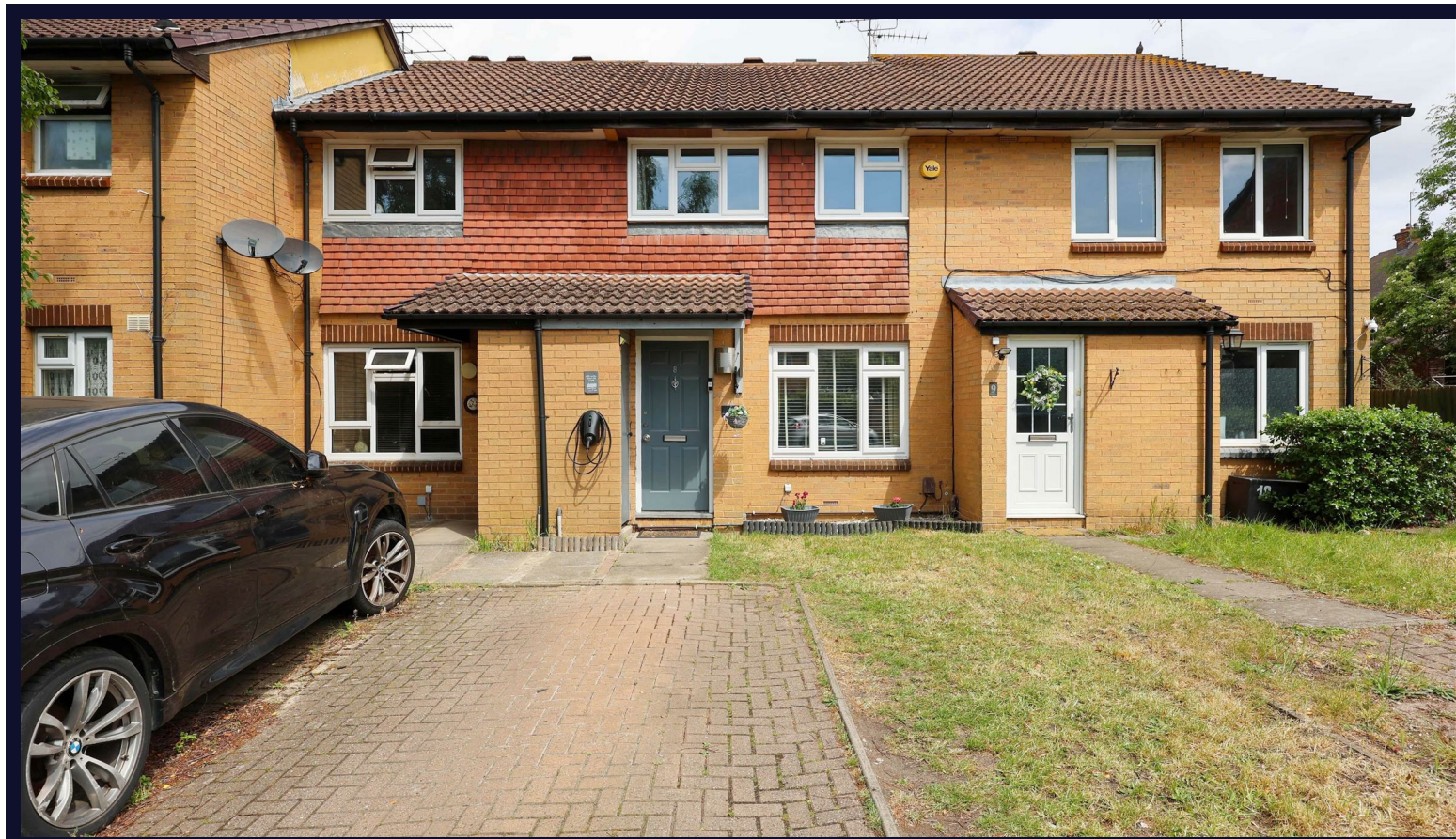


Pippins Close

West Drayton • Middlesex • UB7 7XQ

Offers In Excess Of: £525,000



coopers
est 1986

Pippins Close

West Drayton • Middlesex • UB7 7XQ

A beautifully presented and recently renovated, three-bedroom terraced home offering bright and contemporary living throughout. The property features a spacious open-plan kitchen/dining/family room with skylight and bi-fold doors opening onto the rear garden, a separate living room, modern ground floor shower-room and three well-proportioned bedrooms. Further benefits include a modern family bathroom, private rear garden with shed and rear access and off-street parking to the front with EV charger. Ideal for families or first-time buyers seeking stylish, move-in-ready accommodation.

Three Bedroom terraced residence

Recently extended and newly refurbished throughout

Two bathrooms

Open plan kitchen with premium appliances

Easily adaptable to a four bedroom home

New boiler installed (with warranty)

New windows fitted

- Beautiful garden with two seating areas and a large shed

Walking distance to the Leisure Centre and Station

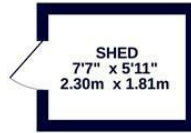
Enclosed cul-de-sac moments from The Closes park

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.





OUTBUILDING
45 sq.ft. (4.2 sq.m.) approx.



GROUND FLOOR
557 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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		
Energy inefficient - higher running costs	G		
England & Wales		65	89

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.