

# North Road

West Drayton • Middlesex • UB7 9LD  
Offers In Excess Of: £600,000



coopers  
est 1986

# North Road

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Offered to the market with the added advantage of having no further chain and found in this popular location is this spacious five bedroom semi-detached home. The property has been heavily extended and is brought to the market in good condition, briefly the accommodation consists of entrance porch, hallway, 27ft living/dining room, 11ft bedroom room, shower room and fitted kitchen. Upstairs are four double bedrooms and family bathroom.

Semi-detached home

Five double bedrooms

No further chain

Two reception rooms

Bathroom & shower room

Driveway providing off street parking for multiple cars

Spacious rear garden

1238 Sq. Ft.

Great residential location

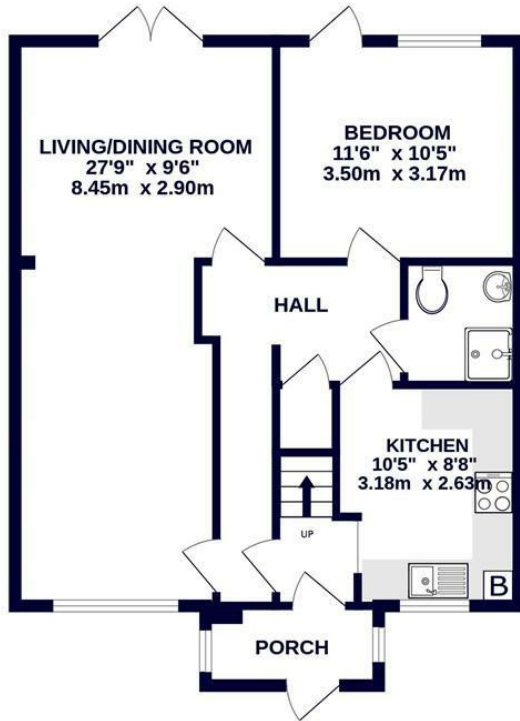
Close to amenities

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.

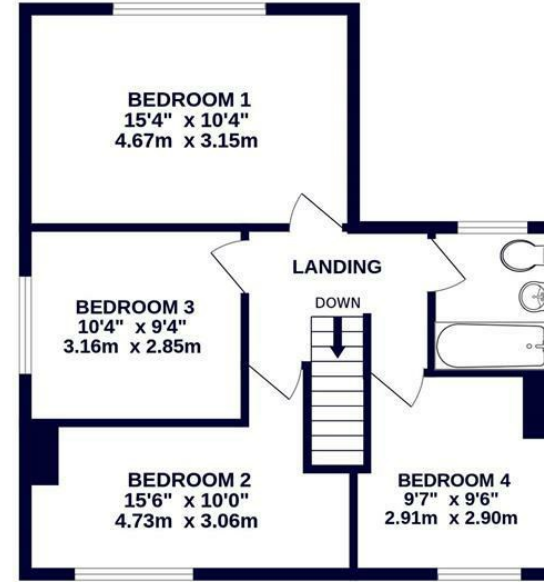




GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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	Target
How energy efficient? - lower savings costs			
Very energy efficient - lowest savings costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher savings costs	E		
Very energy inefficient - highest savings costs	F		
Very energy inefficient - highest savings costs	G		
Not energy efficient - higher savings costs			
England & Wales		69	80
EU Directive 2002/91/EC			

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.