

# Wimpole Road

West Drayton • Middlesex • UB7 7RJ

Guide Price: £430,000



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est 1986

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This charming two-bedroom period end-terrace home offers well-proportioned accommodation across approximately 653 sq. ft., blending character features with excellent potential to modernise. The ground floor comprises a bright bay-fronted living room with dining space and a separate kitchen to the rear with direct access to a private garden, while upstairs features two generous bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear garden with patio area and storage shed, offering scope to landscape and personalise along with potential to extend, subject to the usual planning consents. Ideally suited to first-time buyers or investors, this home presents a fantastic opportunity to add value in a popular residential setting.

No chain

Charming two-bedroom period terrace

Approx. 653 sq. ft. internal accommodation

Spacious bay-fronted living room (24' x 9'4)

Two well-proportioned double bedrooms

First floor family bathroom

Private rear garden with patio area and storage shed

Scope to modernise, extend and add value

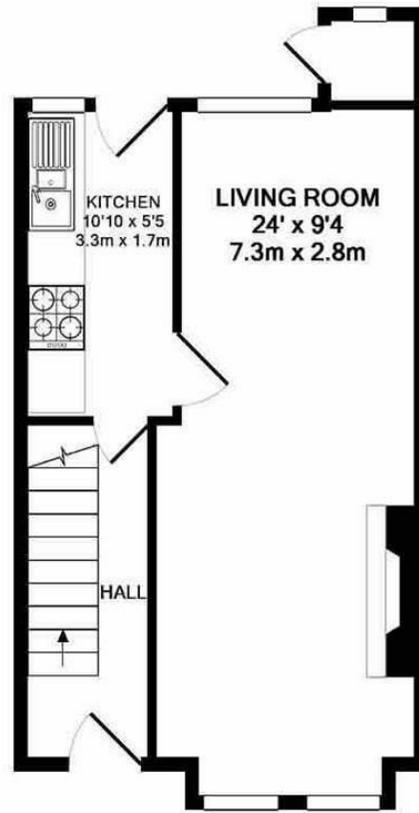
Moments from the Train Station

Situated in a popular residential location

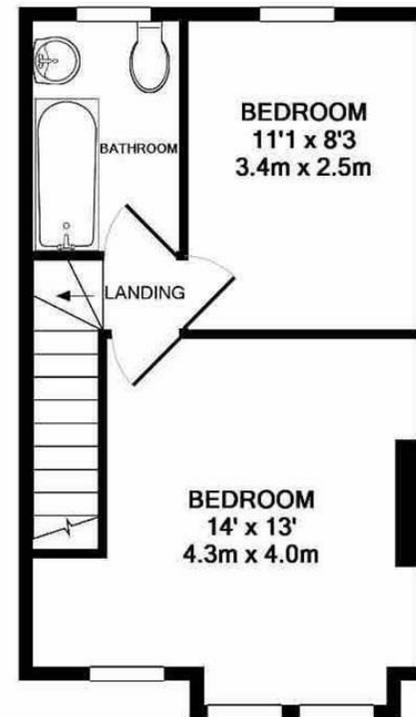
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







GROUND FLOOR  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	59	60
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - high running costs	F		
Energy inefficient - highest running costs	G		

England & Wales  
EPC 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.