

# 32 High Street

West Drayton • • UB7 7DP  
Offers In Excess Of: £220,000



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A nicely presented one-bedroom apartment situated on the first floor, perfectly positioned on West Drayton High Street. This well-maintained property is ideal for both investors and first-time buyers alike with accommodation including a hallway, spacious living/dining area, fitted kitchen, a sizeable double bedroom, storage cupboard in the hallway and a three-piece bathroom.

One bedroom apartment

First floor

446 sq.ft

15ft x 14ft Living room

11ft Kitchen

11ft x 10ft Bedroom

Balcony

Allocated parking

Low charges

0.1 miles from West Drayton 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.







### Property

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### Outside

The property benefits from a balcony accessible from the living room which overlooks the car park. There is also a convenient external storage shed. You have the added advantage of one allocated parking space as well as visitor parking. This can be accessed via Albert Road.

### Location

The apartment block of 32 High Street is centrally located, moments from West Drayton train station with the fantastic benefit of the Elizabeth line. The property is found on the High Street which is amongst a plethora of amenities, eateries, schools and transport links. Only a short drive away is Uxbridge town centre with its multitude of shopping facilities, metropolitan and Piccadilly line tube station, restaurants and bars.





### Schools:

St Matthew's CofE Primary School 0.1 miles  
 Rabbsfarm Primary School 0.4 miles  
 West Drayton Academy 0.5 miles



### Train:

West Drayton Station 0.1 miles  
 Iver Station 1.5 miles  
 Hayes & Harlington Station 2.3 miles



### Car:

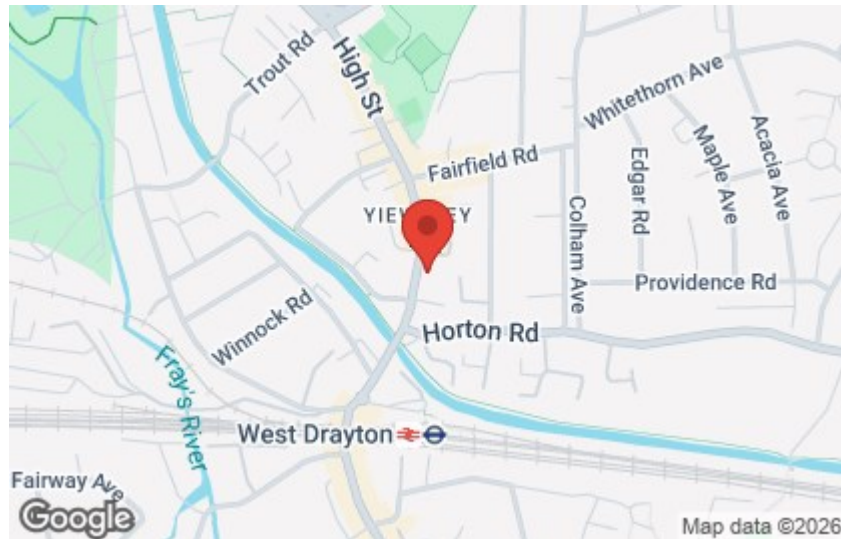
M4, A40, M25, M40



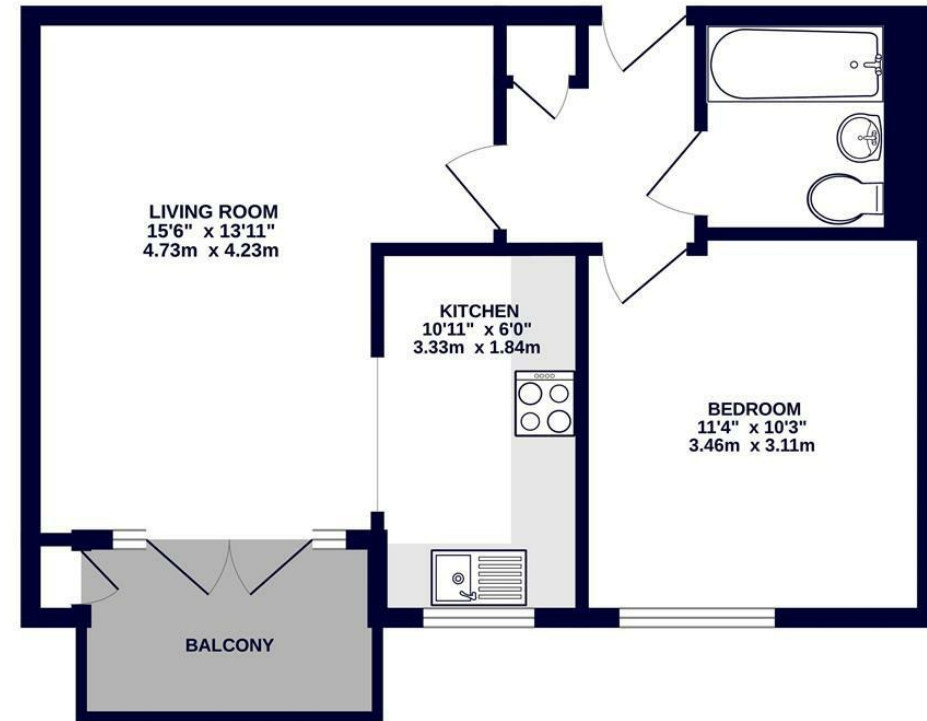
### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



## 1ST FLOOR 446 sq.ft. (41.5 sq.m.) approx.



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TOTAL FLOOR AREA: 446 sq.ft. (41.5 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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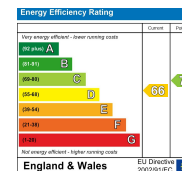
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01895 459 950

1 Tavistock Road, West Drayton,  
 Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

**CoopersResidential.co.uk**



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