

Oakwood Estates are proud to present this exquisite character cottage, gracefully positioned at the end of a tranquil cul-de-sac and enjoying a highly desirable setting within comfortable walking distance of well-regarded local schools, a selection of shops, and West Drayton Train Station. Offered to the market with no onward chain, this charming home seamlessly blends period character with modern convenience.

The ground floor accommodation is both inviting and thoughtfully arranged, comprising a beautifully presented living room centred around a feature log-burning stove, creating a warm and welcoming atmosphere. The elegant dining room benefits from French doors that open directly onto the patio, providing an ideal space for both formal entertaining and relaxed al fresco dining. Completing the ground floor is a stylish galley-style kitchen, a practical utility area, and a discreetly positioned downstairs WC.

To the first floor, the property continues to impress with two generously proportioned double bedrooms, both finished to a high standard, alongside a well-appointed bathroom. This delightful cottage offers an exceptional opportunity for those seeking a refined yet comfortable home in a convenient and well-connected location.

Property Information

- FREEHOLD PROPERTY
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL SHOPS, AND SCHOOLS
- CLOSE TO HEATHROW AIRPORT

- COUNCIL TAX BAND D (£1,952 P/YR)
- TWO RECEPTIONS
- PRIVATE & SECLUDED REAR GARDEN
- CLOSE TO WEST DRAYTON TRAIN STATION
- CUL-DE-SAC LOCATION

x2	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold Property

Council Tax Band

D (£1,952 p/yr)

Plot/Land Size

0.02 Acres (87.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet

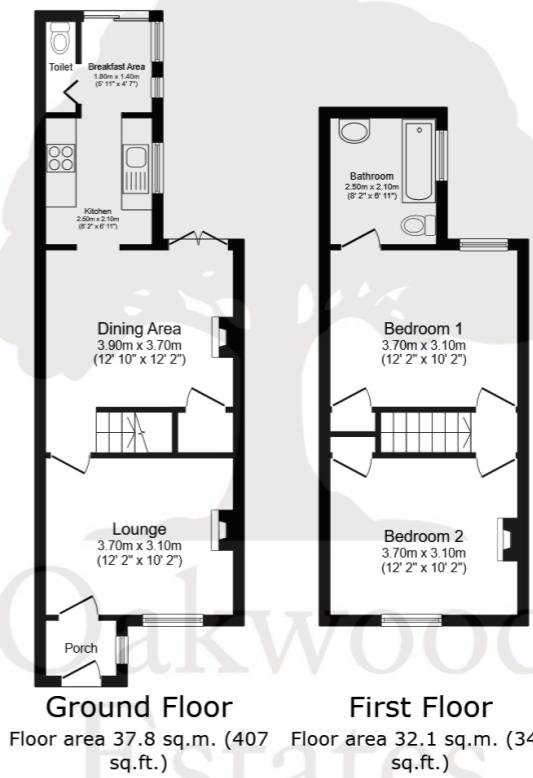
Ultrafast Fiber

Area

Ideally situated close to the heart of the vibrant town of West Drayton, the property enjoys a prime position on the western edge of the Capital, offering an excellent balance of suburban tranquillity and metropolitan connectivity. West Drayton Rail Station (Elizabeth Line) is approximately 0.54 miles away, providing swift and frequent services into Central London, with London Paddington reached in under 25 minutes.

The location further benefits from exceptional transport and road links, including London Heathrow Airport at approximately 2.4 miles, the M4 motorway within around 2 miles, the M40 at approximately 5.1 miles, and the M25 at approximately 6.1 miles, ensuring excellent connectivity both locally and nationally. Convenient access to London and the nearby Uxbridge Town Centre further enhances the appeal. Residents will also benefit from the forthcoming Yiewsley & West Drayton Leisure Centre, set to provide a modern and well-equipped facility for the area.

Floor Plan

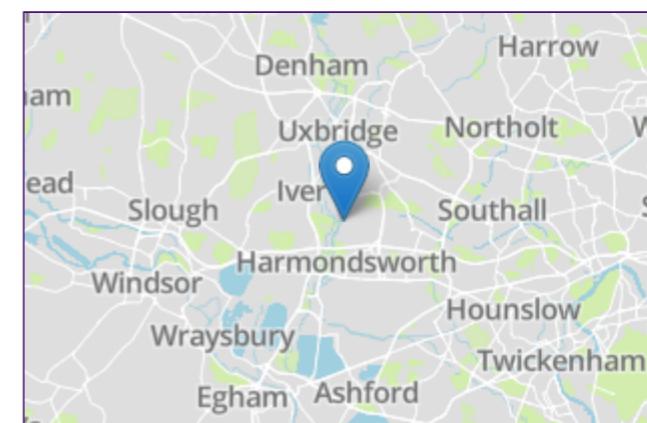


Ground Floor First Floor
Floor area 37.8 sq.m. (407 sq.ft.) Floor area 32.1 sq.m. (346 sq.ft.)

Total floor area: 69.9 sq.m. (752 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Govview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	91
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		