

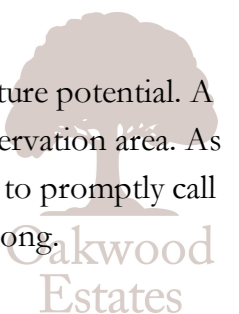


A charming two-bedroom family home, with a beautiful outlook, nestled in the heart of a tranquil conservation area. This immaculate property offers a perfect blend of modern comfort, efficiency with the potential for expansion, making it an ideal residence for families or those seeking a peaceful retreat in this picturesque cul-de-sac.




Boasting three reception rooms, a modern downstairs cloakroom, modern fitted kitchen with Smeg appliances, a newly fitted contemporary bathroom suite with rainfall shower, fitted mirror door wardrobes to both bedrooms, and planning permission already secured for a large dormer loft conversion, extending beyond its current configuration to a three double bedroom family home.

Nestled in one of West Drayton's most desirable areas, Wren Drive is strategically located within proximity to local amenities, schools, and transportation links, providing an excellent balance between tranquillity and accessibility.

In short, this meticulously maintained family home embodies comfort, convenience, and future potential. A rare opportunity to make this delightful property your dream home in the heart of this conservation area. As houses very rarely come up for sale down this fantastic road, we recommend for purchasers to promptly call to arrange a viewing. This stunning property will not remain on the market for long.



Property Information

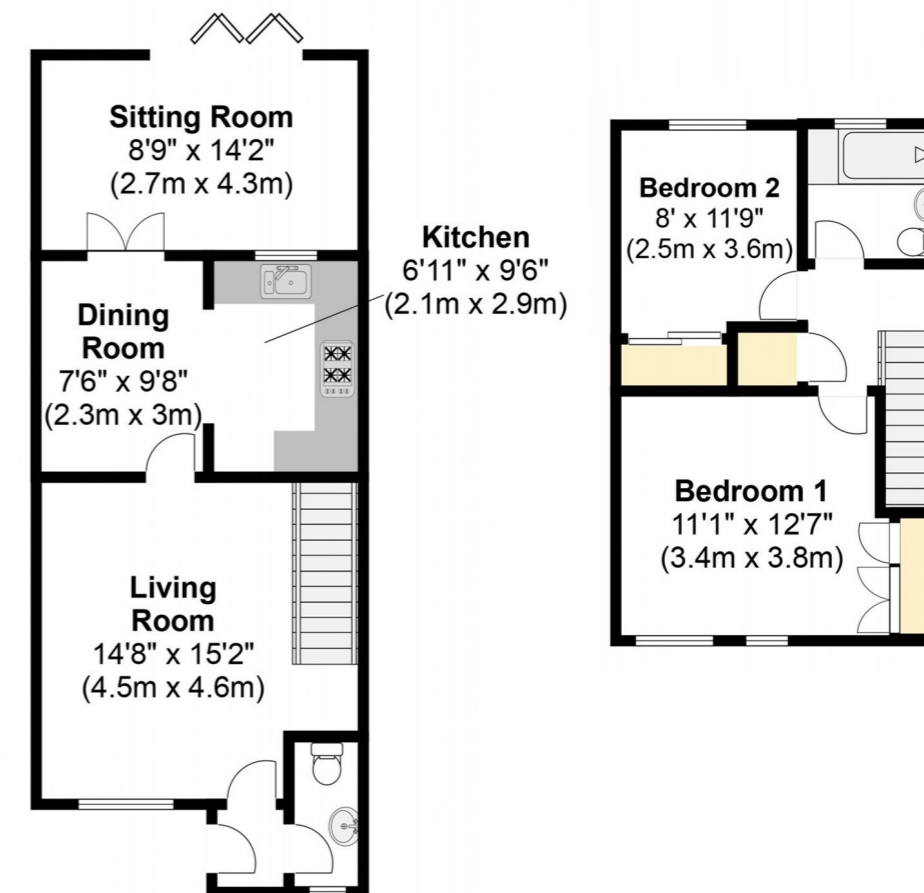
-  TRIPLE GLAZED FREEHOLD HOUSE
-  CUL-DE-SAC LOCATION IN CONSERVATION AREA
-  COUNCIL TAX - BAND D (£1760.00 P/YR)
-  BRAND NEW CONTEMPORARY BATHROOM
-  LOW MAINTENANCE & SECURE REAR GARDEN
-  THREE RECEPTION ROOMS
-  TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
-  PARKING FOR THREE CARS
-  MODERN DOWNSTAIRS CLOAKROOM
-  PASSED PLANNING PERMISSION FOR LOFT EXTENSION

					
x2	x3	x1	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



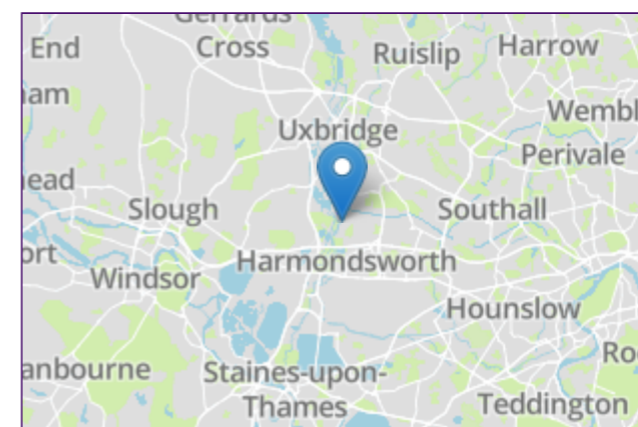
Total Approximate Floor Area
972 Square feet
90 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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 Goview.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		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Internal

A slate grey composite front door leads into an entrance lobby with door to modern downstairs WC, access to a lounge area with triple glazed window to front aspect (overlooking a stream), under stairs storage cupboard and door to dining area with laminate flooring. Doorway to a modern fitted kitchen incorporating Smeg appliances, the third extended reception room is floodlit by three Velux windows to a vaulted ceiling and aluminium Bi fold doors providing access to a private low maintenance garden. Upstairs the first-floor landing has a shelved airing cupboard, and doors to all rooms. The main bedroom has floor to ceiling mirror door fitted wardrobes, front aspect windows overlooking the stream and grass verge where wild ducklings are reared in the spring.

Bedroom two, has floor to ceiling fitted mirror door wardrobes and rear aspect triple glazed windows. The bathroom is a newly fitted and high spec contemporary three-piece bathroom suite with concealed WC, bath with swivel tap, handheld shower and rainfall shower over. With Wi-Fi enabled lights, a dual-fuel radiator and LED demister mirror.

External

To the front of the property there is space to park two cars and a further 1 allocated space nearby, with visitor bays and with no parking restrictions there is no shortage of places to park. The property has outside water taps, paving front and back for easy maintenance and has a modern 27sqm composite decking area at the rear of the 60ft garden (approx), complete with outdoor power sockets and patio lighting.

Location

Situated within a conservation area, Wren Drive enjoys the benefits of a peaceful and picturesque environment with the convenience of nearby local amenities, including shops, restaurants, parks, lakes, rivers, golf course and recreational facilities. Whether it's a quick grocery run, round of golf, gym workout or a leisurely dinner at a nearby restaurant, everything you need is within easy reach. Commute with ease and affordability from this strategically located property in London's Zone 6 (as little as £3.60 to travel to Zone 1 in 22 minutes on brand new trains). Whilst only being a short distance drive from the M4 / M25 motorway junction, a convenient and well-connected location.

Tenure

Freehold

Plot/ Land Area

0.043 acres

Nearest Schools

St Catherine Catholic Primary School - 0.2 miles
Laurel Lane Primary School - 0.4 miles
St Martin's Church of England Primary School - 0.5 miles
St Matthew's CofE Primary School - 0.8 miles

Transport

West Drayton Station (Crossrail/ Elizabeth Line) - 0.6 miles
Iver Station - 1.2 miles
Heathrow Terminal 5 Station - 2.2 miles