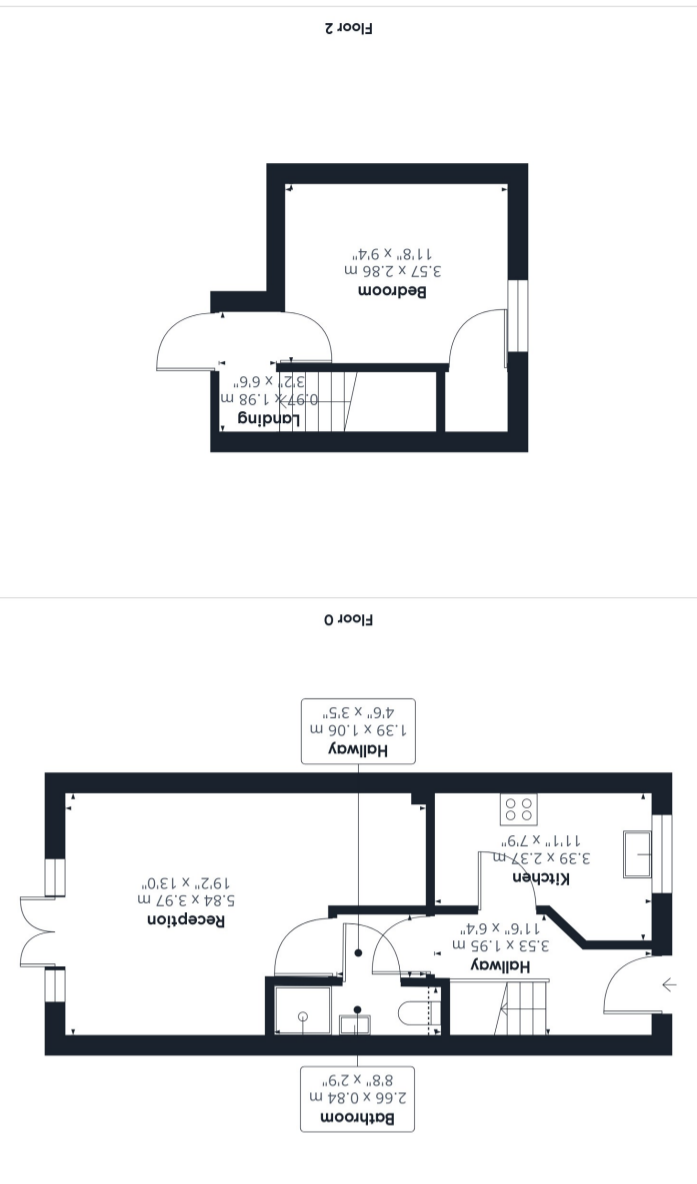
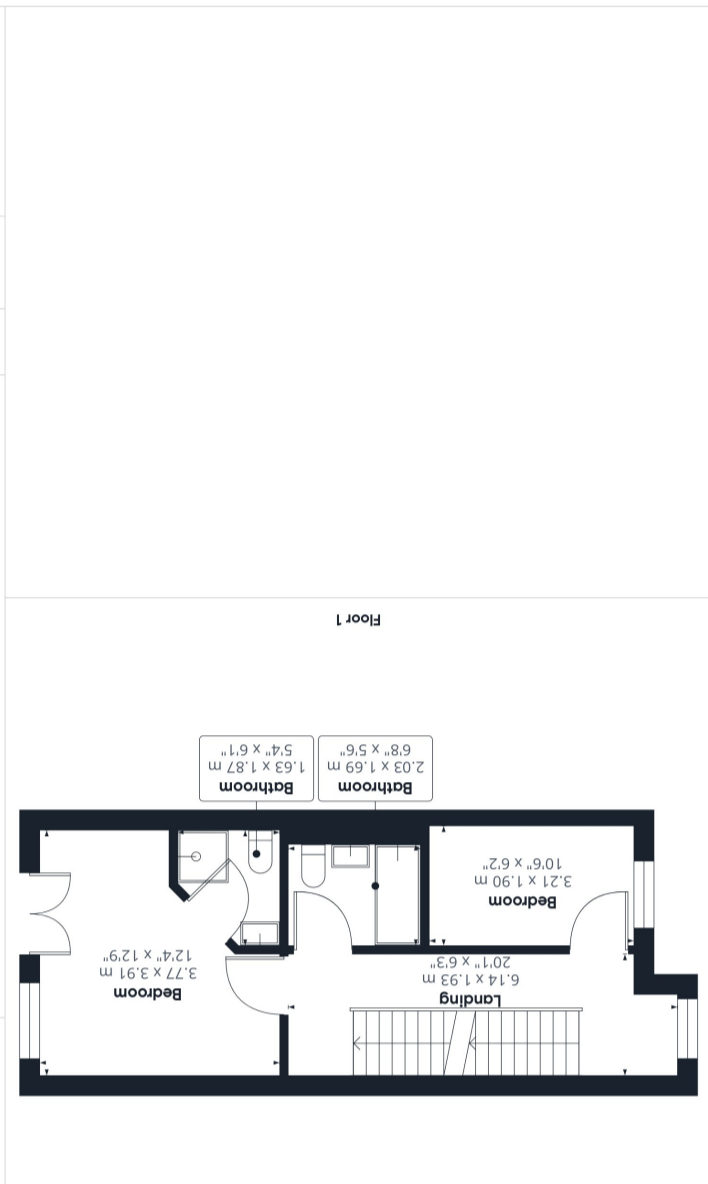


GIRAFEE360  
 standard.  
 Calculations are based on RICS IPMS 3C  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are to  
 approximate, not to scale. This floor  
 plan is for illustrative purposes only.

Reduced headroom  
 ..... Below 1.5 m/5 ft  
 (1) Excluding balconies and terraces

Approximate total area  
 81.51 m<sup>2</sup>  
 877.34 ft<sup>2</sup>  
 Reduced headroom  
 0.15 m<sup>2</sup>  
 1.62 ft<sup>2</sup>



14 Wraysbury Drive, Yiewsley, West Drayton, Greater London. UB7 7FL.

£550,000

Offered to the market with no chain this modern town house is situated on a popular West Drayton modern development. The property briefly consists of three bedroom , three bathrooms, large lounge , modern fitted kitchen and outside there is a private rear garden and a parking space.

Wraysbury Drive just moments away from West Drayton High Street with its variety of local shops, cafes, takeaways, coffee shops, parks, river views and a lake setting it apart from any other locally. Also the Elizabeth line from the station with several links to Paddington The City and beyond as well as the surrounding areas. Bus links with easy reach to local amenities including Heathrow Airport, Stockley Park, Uxbridge town centre and Hillingdon Hospital. For the commuters M4/M25 & A40 with its links to London and The Home Counties are all a short drive away. Highly regarded schools including St Mary's Catholic primary school and Park Academy.

#### Reception

19' 2" x 13' 0" (5.84m x 3.96m) Rear aspect double glazed windows and doors to garden, radiator

#### Kitchen

11' 1" x 7' 9" (3.38m x 2.36m) Front aspect double glazed window, range of eye and base level units with single drainer sink, gas hob with oven under and extractor hood over, plumbing and space for washing machine, tiled splash back, radiator

#### Cloakroom / Shower Room

Shower cubicle, low level WC, wall mounted wash hand basin

#### Bedroom 1

12' 9" x 12' 4" (3.89m x 3.76m) Rear aspect double glazed window and door to balcony , radiator, laminate floor

#### En Suite

Shower cubicle, low level WC, wall mounted wash hand basin

#### Bedroom 2

11' 8" x 9' 4" (3.56m x 2.84m) Front aspect double glazed window , radiator, laminate floor

#### Bedroom 3

10' 6" x 6' 2" (3.20m x 1.88m) Front aspect double glazed window , radiator, laminate floor

#### Bathroom

Panel enclosed bath with shower, low level WC, wall mounted wash hand basin, radiator

#### Garden

Mainly laid to lawn with patio area

