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Spring Promanede, West Drayton, UB7 9GZ
£595,000

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£595,000

- Four Bedrooms
- Modern Town House
- Ground Floor W.C.
- No Chain
- Two Bathrooms
- Easy Reach Of West Drayton Station
- Gated Parking with Two Parking Spaces
- Freehold

Description

This well presented family home comprises of a welcoming entrance hall, a sleek fitted kitchen, convenient downstairs WC and a bright airy reception room with doors onto the garden.

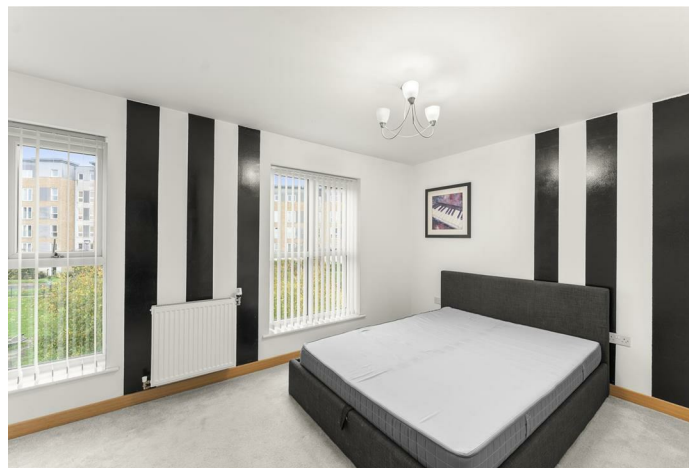
Rising to the first floor enjoys two bedrooms, one featuring a balcony and en suite bathroom, and a family bathroom completing this floor.

The second floor boasts an additional two bedrooms, along with another well-appointed bathroom.

Outside, the private rear garden, mainly laid to lawn is perfect for outdoor dining and entertainment. The parking is secure via a gated entrance with two allocated spaces

Situation

Spring Promanede situated in West Drayton within walking distance to the high street with its variety of local shops, restaurants, takeaways and coffee shops. Uxbridge town centre with its wider range of shops, bars and restaurants is a short driveaway. West Drayton situation with the Elizabeth line giving links to central London and the surrounding area. For the motorist M25 and M4 are just a short drive away. The area is served by many highly regarded schools including St. Matthews Church of England School and Park Academy.



Spring Promenade, West Drayton, UB7
 Approximate Area = 1321 sq ft / 122.7 sq m
 For identification only - Not to scale

Ground Floor

- Garden: 12.50 x 5.00 (41'0" x 16'5")
- Reception / Dining Room: 4.67 x 4.49 (15'4" x 14'9")
- Kitchen: 3.86 max x 2.54 max (12'8" x 8'4")
- Staircase: Up

First Floor

- Balcony
- Bedroom: 4.67 x 3.06 (15'4" x 10'0")
- Bedroom: 3.01 max x 2.54 max (9'11" x 8'4")
- Bathroom
- Staircase: Up, Down

Second Floor

- Bedroom: 4.68 x 3.06 (15'4" x 10'0")
- Bedroom: 4.69 max x 2.73 min (15'5" x 8'11")
- Bathroom
- Staircase: Down

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map of Drayton Garden Village. A green pin is placed in the center of the village, labeled 'DRAYTON GARDEN VILLAGE'. Surrounding streets include Horton Rd to the north, Weston Walk to the northeast, Kingston Ln to the west, Porters Way to the southwest, North Rd, West Rd, and South Rd running through the village. To the south are Thornton Ave, Mulberry Cres, and Briar Way. To the southeast is Stockley Recreation Ground. The map is credited to Google with 'Map data ©2025 Google' at the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		87	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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