



£600,000 Freehold

Chestnut Close, West Drayton, UB7

4 Bedroom Detached Bungalow in Great Location!! Set in a quiet and private spot, this four-bedroom detached bungalow is a fantastic opportunity for families or investors alike. With a generous 1,424 sq ft of space, this home offers plenty of room and flexibility. Inside, the property features a bright entrance hall, a spacious and light-filled reception room, and a modern kitchen/breakfast area with plenty of storage, worktop space, a range cooker, and room for appliances – ideal for family living and entertaining. There are also two handy utility rooms, four good-sized bedrooms, including a main bedroom with its own en-suite, and a stylish four-piece family bathroom. Outside, you'll find a gated entrance, off-street parking, and a low-maintenance courtyard garden.

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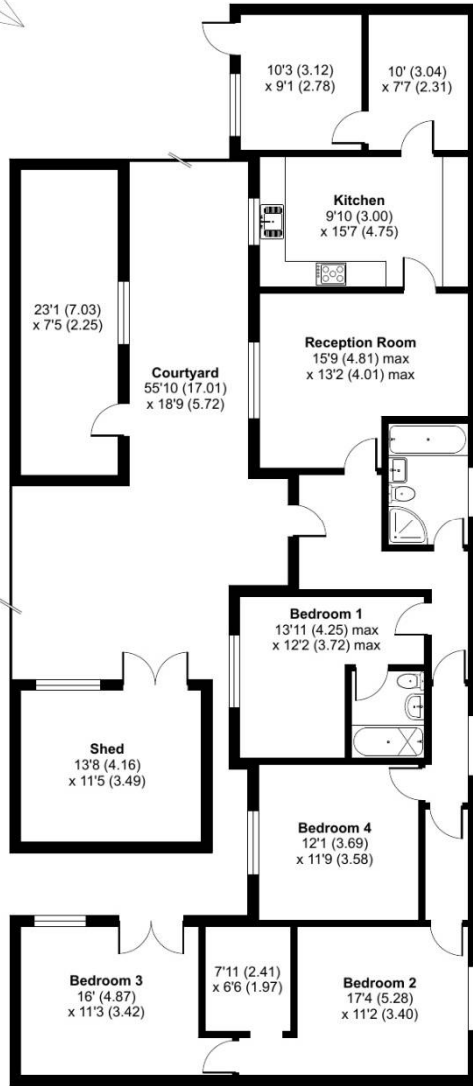
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Approximate Area = 1471 sq ft / 136.6 sq m

Outbuilding = 326 sq ft / 30.2 sq m

Total = 1797 sq ft / 166.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simple Estate Agents. REF: 1280942



Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.