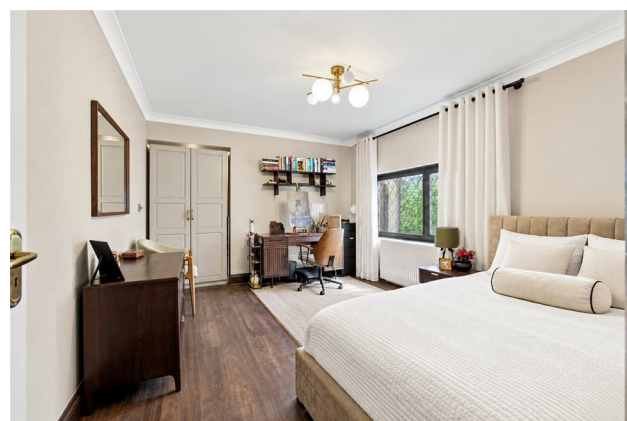
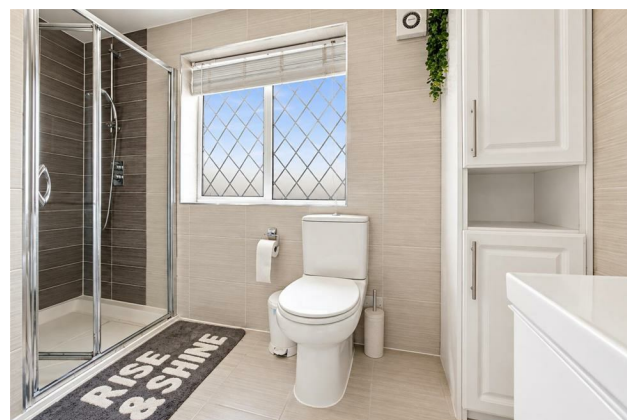




Caroline Close, West Drayton, UB7 7LF

- Substantial four bedroom home extending to 1,680 sq ft
- Separate dining room opening directly onto garden
- Versatile ground floor bedroom ideal for guests
- Impressive living room with bespoke timber detailing
- Contemporary fitted kitchen with excellent storage space
- Private courtyard garden perfect for outdoor entertaining

Guide Price £685,000

Description

Occupying a prominent position at the entrance to Caroline Close, this substantial four bedroom home offers an unusual combination of space, character and thoughtfully considered interiors, extending to approximately 1,680 sq ft across two floors.

The house has a distinctive presence from the outset, with established planting providing a softer approach to the property. Inside, the accommodation is considerably more generous than the exterior might initially suggest, with the ground floor alone extending to approximately 1,108 sq ft.

At the heart of the house is an impressive living room, a wonderfully proportioned space with two bay windows and ample room for several seating areas. Bespoke style timber wall panelling and cabinetry provide a handsome backdrop to the room, while the fireplace, warm timber flooring and carefully chosen finishes.

Beyond is a separate dining room, providing an excellent setting for entertaining and opening directly onto the rear garden. The adjoining kitchen has been fitted with an extensive range of contemporary cabinetry, integrated appliances and contrasting work surfaces, creating a smart and practical space for everyday use.

One of the more unusual features of the property is the fourth bedroom on the ground floor. Generous in its proportions and positioned separately from the principal reception accommodation, it provides excellent flexibility as a guest bedroom, home office or additional reception room.

A cloakroom and a useful utility area complete the ground floor accommodation.

Upstairs are three well proportioned bedrooms arranged around a central landing. The principal bedroom is a comfortable double, with two further double bedrooms alongside. The first floor is served by both a bathroom and a separate shower room, an arrangement particularly well suited to family living.

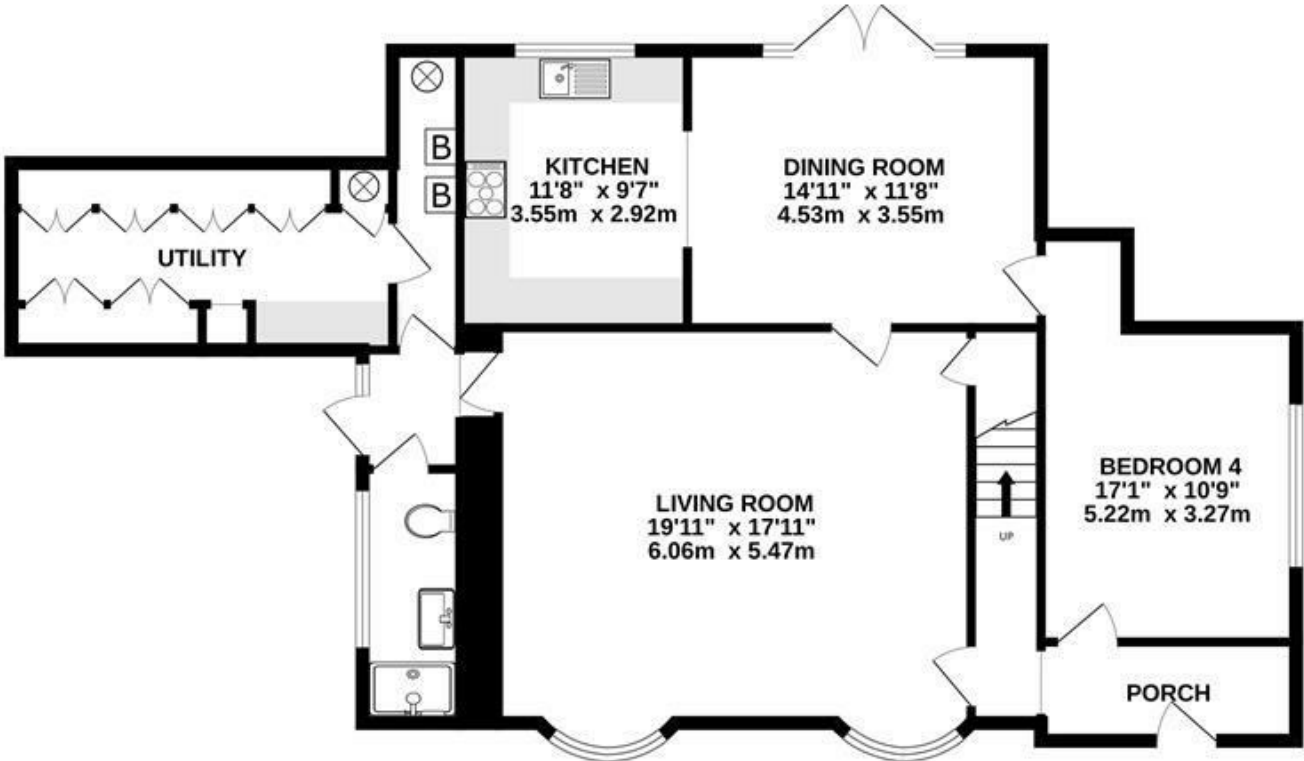
Outside, the rear of the property has been designed with ease of maintenance in mind. A broad courtyard style garden provides plenty of space for outdoor seating and entertaining, with an additional area of artificial lawn. French doors create a natural connection between the garden and dining room, making the outside space particularly usable during the warmer months.

Caroline Close is conveniently positioned in West Drayton, within easy reach of the town centre and its range of shops, cafés and everyday amenities. West Drayton station provides Elizabeth Line services into central London and beyond, while the area is also well placed for Heathrow Airport, Stockley Business Park and major road connections including the M4 and M25. A choice of well-regarded local schools, parks and recreational facilities can also be found nearby.

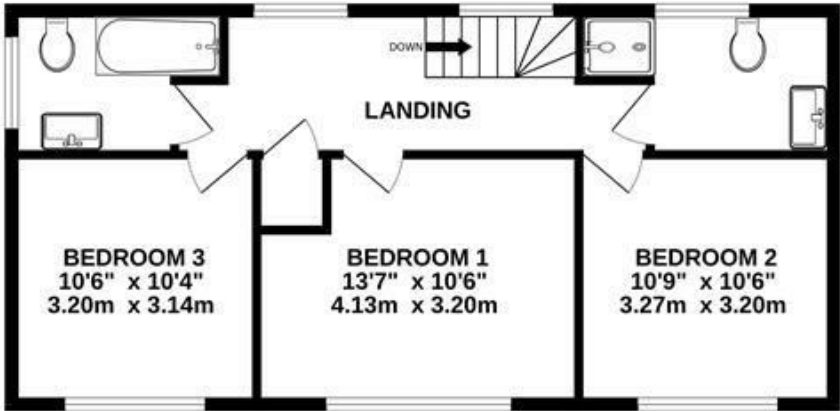
Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: E
EPC Rating: D

GROUND FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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