

ALLDAY
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Falling Lane, West Drayton, UB7 8AD
£500,000

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- Four Bedrooms
- Two Bathrooms
- Modern Decor Throughout
- 1378 Sq Ft
- Kitchen Diner Extension
- Semi Detached
- Double Storey Extension
- Great Location For Transport Links
- Garden Room/ Outbuilding
- Close to Elizabeth Line

Description

A fantastic opportunity to acquire this spacious four-bedroom family home, offering versatile and well-proportioned living accommodation across two floors.

The ground floor offers a spacious reception room to the front, alongside a generous kitchen/dining room and a bathroom.

The first floor comprises four bedrooms, alongside a family bathroom.

To the rear, the property benefits from a generous private garden. . A fantastic additional feature is the impressive games room with its own bar area.

Situation

Situated in West Drayton, Falling Lane is conveniently positioned for a range of local amenities, with Yiewsley High Street offering a variety of shops, cafés and everyday facilities nearby. West Drayton Station is also within easy reach, providing Elizabeth Line services and convenient connections into Central London, Heathrow and beyond. The area is well served by local bus routes and offers good road links to the M4, M25 and A40, making travel across London and the surrounding areas easily accessible. There are also several schools nearby, including Rabbsfarm Primary School, St Matthew's C of E Primary School and Park Academy West London, making this a well-connected location with excellent local amenities and transport links.



Falling Lane, Yiewsley, West Drayton, UB7

Approximate Area = 1166 sq ft / 108.3 sq m
Games Room / Bar = 212 sq ft / 19.7 sq m
Total = 1378 sq ft / 128.0 sq m
For identification only - Not to scale

Ground Floor

Games Room
7.09 x 2.73
23'3 x 8'11

Bar

Garden
11.72 x 8.02
38'5 x 26'4

Kitchen / Dining Room
6.06 max x
4.54 max
19'11 x 14'11

Reception Room
5.49 max x
3.52 max
18'0 x 11'7

Up

8.02 x 6.25
26'4 x 20'6

First Floor

Bedroom
4.15 max x
2.90 max
13'7 x 9'6

Bedroom
2.37 x 1.76
7'9 x 5'9

Bedroom
3.57 max x
3.55 max
11'9 x 11'8

Bedroom
3.57 max x
1.80 min
11'9 x 5'11

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.
Produced for Allday & Miller.

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estate agents

The map shows the location of The Pride Academy in Viewsley. The academy is marked with a green pin and a school icon. Surrounding streets include Heather Ln, Gorse Walk, Royal Ln, Birch Ave, Yew Ave, Castle Ave, Whitethorn Ave, Maple Ave, Accacia Ave, Edgar Rd, Fairfield Rd, and High St. The area is labeled 'VIEWSLEY' in the bottom left corner. The map data is attributed to ©2026 Google.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales		EU Directive 2002/91/EC	

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