

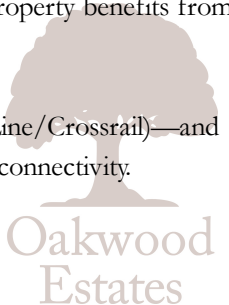


Oakwood Estates are pleased to present to the market this picturesque 3 bed semi detached family home, Nestled in a sought-after residential area of West Drayton on Magnolia Street. The property offers an ideal blend of comfort, functionality, and outdoor charm. Perfect for growing families or buyers looking for versatile living space, this property stands out with its extended features, including a conservatory, utility room, and a well maintained mature garden.

As you step through the entrance, you are welcomed into a spacious hallway that leads to a generously sized living room, ideal for relaxing or entertaining guests. The heart of the home is the kitchen and dining area, which flows effortlessly into the conservatory—a bright and airy space overlooking the garden, perfect for enjoying natural light all year round. Adding practicality to the layout is a useful utility room located just off the kitchen, offering additional storage and laundry space. A downstairs W.C. provides convenience for guests and busy households alike.




Upstairs, the property boasts three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all served by a family bathroom. The rooms are light and welcoming, offering ample storage and flexibility for families, home workers, or guests. To the rear, the property truly shines with a mature private garden—a tranquil retreat featuring established shrubs, flower beds, and a dedicated vegetable patch for those with green fingers. In addition, the garden includes a greenhouse and two storage sheds, providing excellent space for gardening tools, bikes, or hobby equipment. The front of the property benefits from a neat garden and off-street parking,




Located within easy reach of local schools, shops, transport links—including West Drayton station (Elizabeth Line/Crossrail)—and major road networks such as the M4 and M25, this property combines suburban peace with excellent connectivity.





Property Information

	FREEHOLD CHAIN FREE PROPERTY		COUNCIL TAX - D (£1,952 P/YR)
	SEMI DETACHED		THREE BEDROOM
	SEPARATE W.C		DRIVEWAY PARKING
	UTILITY ROOM		MATURE GARDEN
	CLOSE TO LOCAL AMENITIES		GREAT SCHOOL CATCHMENT AREA

					
x3	x2	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

The property features well-maintained frontage and inviting atmosphere. A neat brick façade is complemented by a low-maintenance front garden and a paved driveway providing off-street parking for multiple vehicles.

Rear Garden

Step outside into a beautifully mature rear garden, thoughtfully designed to offer both relaxation and practicality. A spacious paved patio area provides the perfect spot for outdoor dining and entertaining, seamlessly extending your living space during warmer months. Beyond the patio, you'll find a well-established garden with lush planting, offering a sense of privacy and tranquility. For the green-fingered, there's a dedicated vegetable plot and a generously sized greenhouse—ideal for year-round growing. Two useful sheds provide ample storage for gardening tools, bikes, or outdoor equipment, while side access ensures easy movement to the front of the property. Whether you're looking to unwind, cultivate your own produce, or enjoy family time outdoors, this garden caters to it all.

Tenure

Freehold

Mobile Coverage

5G voice and data.

Local Area

Magnolia Street in West Drayton is a quiet, family-oriented residential road made up mainly of mid-century houses and some flats, giving the area a friendly, suburban feel. The community here is largely made up of families with children, and the atmosphere is peaceful. The street benefits from nearby schools, most of which are rated “Good,” making it a practical choice for young families. Local shops and convenience stores are within walking distance, while larger supermarkets and town-centre amenities are only a short journey away. Bus services run close by, and West Drayton Station is just under a mile away. Green spaces such as The Green and the Closes Park, along with cultural highlights like Southlands Arts Centre, add character and leisure opportunities to the area. Altogether, Magnolia Street combines the convenience of London living with a calmer, more suburban lifestyle.

Transport

West Drayton Station - 1.02 miles  
Iver Station - 1.5 miles  
London Heathrow Airport - 1.84 miles

Schools

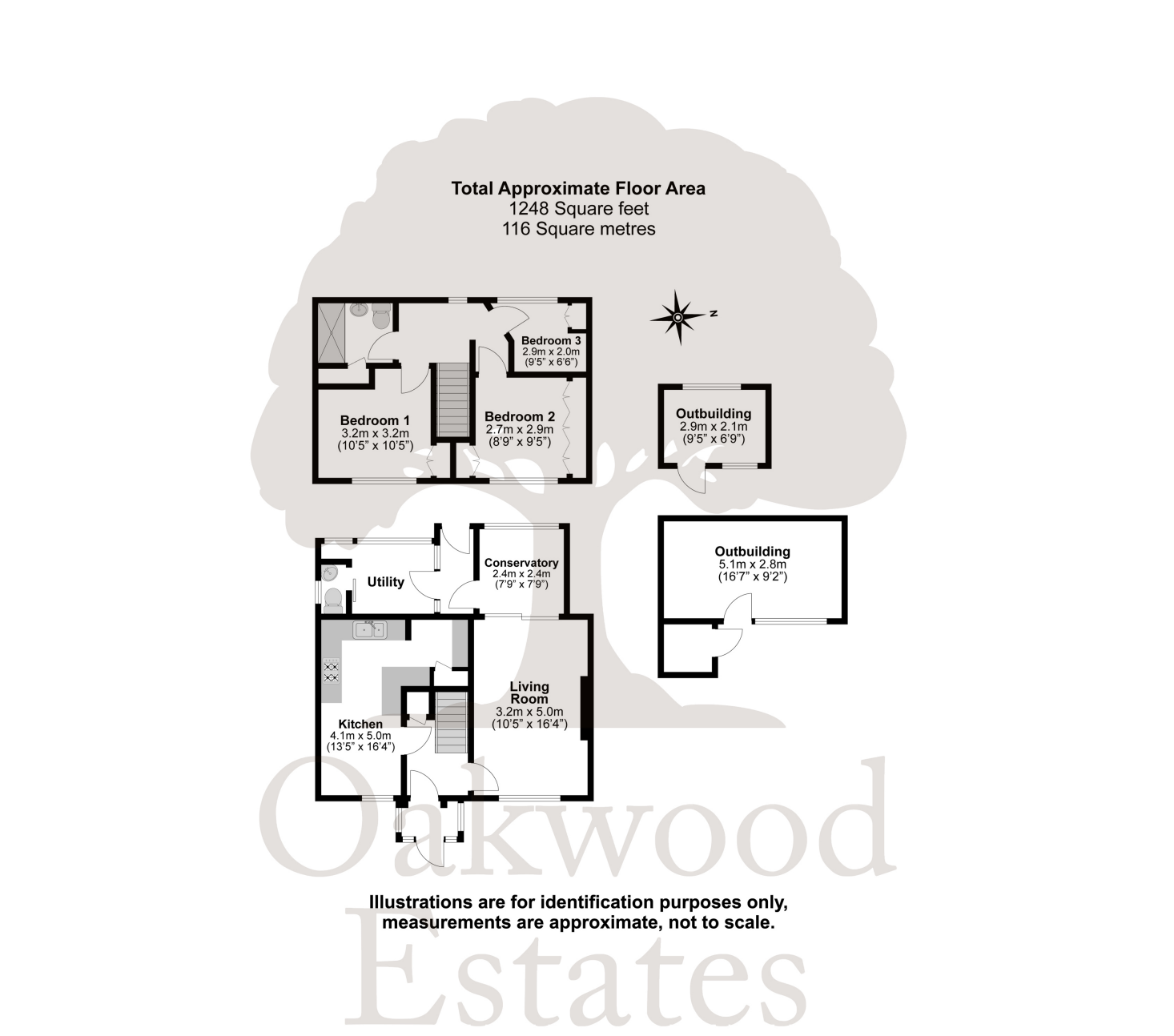
Families living on Magnolia Street benefit from a good choice of nearby schools, many of which are within easy walking distance. For younger children, St Martin’s Church of England Primary School is just around the corner, close by is Laurel Lane Primary School. A little further out, both St Catherine Catholic Primary School and Harmondsworth Primary School offer strong Good-rated options within half a mile. For families seeking independent education, The Eden School, which caters to children from age 2 through to 18, is less than half a mile from Magnolia Street. When it comes to secondary education, options include Park Academy West London, located about 1.8 miles away. Alternatives nearby are Harlington School, also 1.8 miles away, and Global Academy at 2.3 miles, both of which have been graded Good by Ofsted.

Altogether, the area around Magnolia Street offers a balanced mix of both state and independent schools, giving families several reliable choices for their children’s education without needing to travel far.

Council Tax

Band D (£1,952 p/yr)

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

