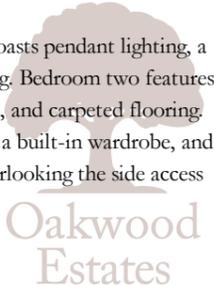


Oakwood Estates takes great pleasure in introducing this charming semi-detached property to the market, boasting three bedrooms, two reception rooms, and an array of appealing features. Among its highlights are a delightful conservatory, a convenient downstairs WC, a garage, and a secure gated driveway capable of accommodating at least three vehicles. The generously proportioned rear garden spans approximately 100 feet in length, providing ample outdoor space. This property enjoys a prime location, just a brief stroll away from local schools, essential amenities, and the West Drayton Train Station, which offers easy access to Crossrail/Elizabeth Line services. Furthermore, it is worth noting that this property is offered with no onward chain, making it an attractive prospect for those seeking a swift and hassle-free purchase.

As we step into the residence, we are welcomed by a porch adorned with windows on either side of the front door, with an additional one overlooking the driveway. Beyond the inner front door lies the hallway, adorned with pendant lighting and featuring a staircase ascending to the first floor. Here, you'll find a doorway leading to the WC, an archway that guides you into the reception area, and another archway directing you to the kitchen. The hallway boasts wood-effect laminate flooring for added style and practicality. The reception and dining room is a versatile space illuminated by a combination of pendant and wall-mounted lighting. It showcases a bay window offering a view of the front aspect, sliding doors that grant access to the conservatory, ample room for a three-piece suite and a dining table with chairs, a captivating feature fireplace, and an adjoining doorway leading to the kitchen. The flooring in this area is adorned with comfortable carpeting. The kitchen is well-lit with spotlighting and a window providing views of the rear garden. It features a door leading out to the side access, a mix of wall-mounted and base kitchen units, a convenient sink and drainer with a mixer tap, room for a freestanding range-style oven and hob, a designated space for a washing machine, an under stairs pantry for additional storage, and wooden-effect laminate flooring. The conservatory is bathed in natural light, thanks to windows on three sides and French doors that open onto the patio. It offers ample space for a sofa or chairs and is complemented by wooden-effect laminate flooring. The WC on this level comprises a low-level WC and a handwash basin.

Moving to the first floor, a spacious landing awaits, with doors leading to the bedrooms and the family bathroom. Bedroom one boasts pendant lighting, a window with views of the rear garden, a built-in wardrobe, ample space for a king-size bed and bedside tables, and carpeted flooring. Bedroom two features pendant lighting, a window overlooking the front aspect, built-in wardrobes, generous space for a king-size bed and bedside tables, and carpeted flooring. Bedroom three is illuminated by pendant lighting and offers a view of the front aspect through its window. It comes equipped with a built-in wardrobe, and space for a single bed, and is adorned with wooden-effect laminate flooring. The bathroom is fully tiled and features windows overlooking the side access and rear garden, a hand wash basin, a bath with a shower attachment, and a low-level WC.

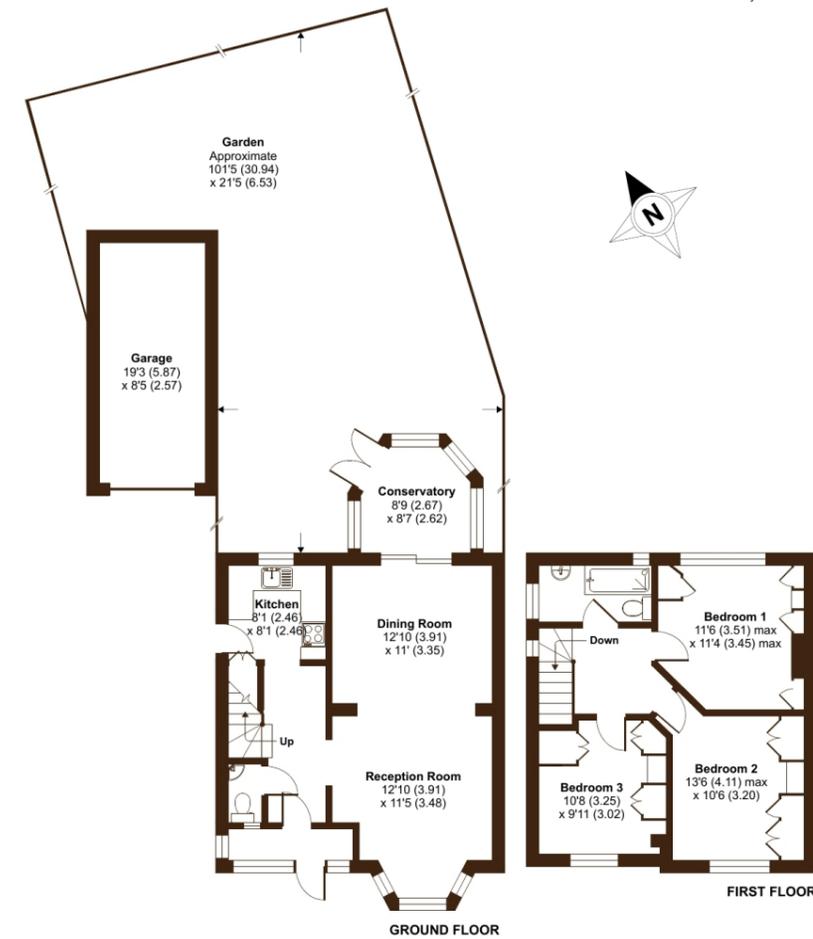


-  FREEHOLD
-  THREE BEDROOMS
-  CONSERVATORY
-  GARAGE
-  CLOSE TO WEST DRAYTON STATION (CROSSRAIL)
-  COUNCIL TAX BAND - E (£2,151 P/YR)
-  TWO RECEPTIONS
-  GATED DRIVEWAY
-  100FT (APPROX.) LANDSCAPED REAR GARDEN
-  NO CHAIN

					
x3	x2	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

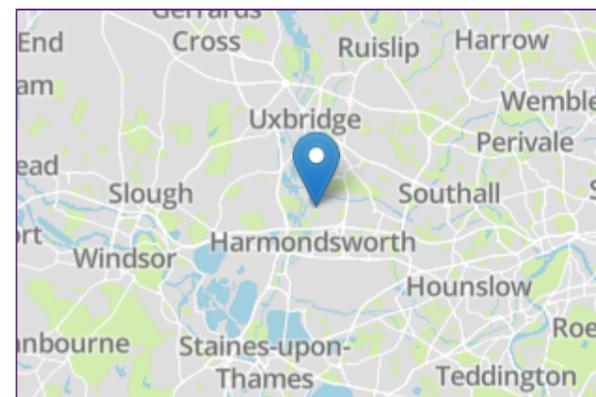
Church Road, West Drayton, UB7

Approximate Area = 1082 sq ft / 100.5 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1244 sq ft / 115.5 sq m
For identification only - Not to scale



 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlcbecon 2023. Produced for Oakwood Estates Property Agents Ltd. REF: 1038405 

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.



Front Of House

The residence is surrounded by a secured gated driveway capable of accommodating a minimum of three vehicles. This driveway is bordered by a front wall and fencing on either side, enhanced by the presence of mature plants. It conveniently offers access to both the garage and the rear garden via a garden gate.

The Garage

The garage is equipped with an up-and-over door and measures approximately 19 feet and 3 inches in length by 8 feet and 5 inches in width.

Rear Garden

The expansive rear garden offers ample space, extending approximately 100 feet in length. It features a generously proportioned patio area, perfect for accommodating a garden table, chairs, and a barbecue. A spacious lawn occupies a significant portion, complemented by well-maintained flower beds on either side, showcasing mature plantings. A meandering pathway leads to the far end of the garden, while sturdy fences encircle the entire property. The garden is fully enclosed, making it an ideal haven for families with children and pets alike.

Tenure

Freehold

Council Tax Band

Council tax band - E (£2,151 p/yr)

Mobile Coverage

5G Voice and data

Internet Speed

Ultrafast

Transport

West Drayton Station - 0.39 miles
 Iver Station - 1.42 miles
 London Heathrow Airport - 2.27 miles
 Uxbridge Underground Station - 2.91 miles

Education

St Catherine Catholic Primary School - 0.2 miles
 West Drayton Academy - 0.34 miles
 Laurel Lane Primary School - 0.37 miles
 St Martin's Church of England Primary School - 0.47 miles
 St Matthew's CofE Primary School - 0.57 miles
 The Skills Hub - 0.58 miles
 Cherry Lane Primary School - 0.77 miles
 Rabbsfam Primary School - 0.84 miles
 The Young People's Academy - 0.92 miles
 Wings School Notts - 0.93 miles

Area

West Drayton is a suburban town located in the London Borough of Hillingdon in West London, England. It is located approximately 15 miles west of central London and is situated near the M4 and M25 motorways, providing easy access to the rest of London and the surrounding areas. West Drayton is a vibrant and diverse area, with a range of local shops, restaurants, and amenities. The town centre has undergone significant redevelopment in recent years, with new shops, cafes, and public spaces, making it a popular destination for residents and visitors alike. The town also benefits from excellent transport links, with West Drayton train station providing regular services to London Paddington in just 20 minutes. The town is also located near Heathrow Airport, making it an ideal location for those who frequently travel for work or pleasure. West Drayton is a popular location for families, with several primary and secondary schools in the area. The town also has a range of parks and green spaces, including Yiewsley Recreation Ground and Cranford Country Park, providing plenty of opportunities for outdoor activities and recreation. Overall, West Drayton is a welcoming and diverse community that offers a great quality of life for its residents. With excellent transport links, a range of local amenities, and a rich history, it is an ideal location for those looking to live in a suburban area while still having easy access to the rest of London.