

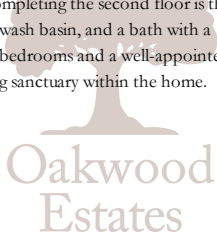


Introducing a magnificent townhouse now available through Oakwood Estates! This stunning property features four bedrooms, two reception rooms, and two bathrooms, offering a spacious and versatile living space. The added advantage of having no onward chain ensures a smooth and hassle-free buying process. The townhouse boasts a generous south-facing garden, providing an ideal outdoor retreat that basks in sunlight throughout the day. Additionally, it offers a utility room, a convenient feature for managing household chores, as well as a garage and off-street parking, ensuring secure storage and hassle-free parking. Perfectly situated, the property is just a short stroll away from West Drayton Train Station, granting easy access to the Crossrail/Elizabeth Line. This prime location also offers close proximity to local amenities and schools, enhancing the convenience and desirability of the property. Don't miss the opportunity to make this remarkable townhouse your new home. Reach out to Oakwood Estates today for further details, including pricing, floor plans, and any additional information you may require.

As we step into the property, we are welcomed by an entrance hallway that provides access to various areas. The staircase leads to the first floor, while doors lead to the garage, downstairs shower room, family room, and utility. Adding to the aesthetic appeal, the first floor is adorned with exquisite cement floor tiles imported from Spain. The downstairs shower room is fully tiled and includes a low-level WC, a hand wash basin, and a convenient walk-in shower cubicle. The utility room offers practicality and functionality with its wall-mounted and base storage units, ample space for utility machines, and a stainless steel sink and drainer. A door from the utility room leads to the rear garden, providing easy access to outdoor areas. The family room / bedroom four is generously proportioned and boasts French doors that open up to the rear garden, creating a seamless connection between indoor and outdoor spaces. This room offers plenty of space to accommodate living furniture, making it an ideal gathering spot for relaxation and entertainment. The garage is of a good size and has been upgraded with a brand-new Worcester combi boiler and megaflow system, ensuring efficient heating and hot water supply. These features and improvements enhance the functionality and appeal of the property, providing a comfortable and convenient living experience.

Moving to the first floor, we encounter the kitchen and the spacious Sitting/Dining Room. The kitchen is well-appointed and benefits from a window that offers a pleasant view of the front aspect. It is illuminated by spotlighting, and the combination of wall-mounted and base kitchen units provides ample storage space. The kitchen also boasts generous worktop surfaces, complemented by a tiled splashback. Essential appliances such as an integrated oven and grill, and a gas hob are included, and there is convenient space for a fridge freezer. Adjacent to the kitchen, the Sitting/Dining Room impresses with its size and functionality. Twin windows overlook the rear garden, filling the room with natural light. Wall-mounted lighting enhances the ambiance, while a statement radiator adds both style and warmth. The room offers ample space for comfortable living and dining room furniture, allowing residents to create a cozy and inviting environment. The presence of wooden flooring adds a touch of elegance to the space. These well-designed and well-appointed areas on the first floor provide residents with a practical and comfortable living experience, making it an ideal space for cooking, dining, and relaxation.

Ascending to the second floor, we discover three bedrooms and a family bathroom that offer both comfort and convenience. Bedroom one impresses with its generous size and twin windows that provide a pleasant view of the front aspect. It accommodates a king-size bed and bedside tables, while built-in wardrobes offer ample storage space for personal belongings. Bedroom two, also of a good size, features a window overlooking the rear aspect, creating a serene and peaceful atmosphere. There is ample room to accommodate a double bed, ensuring a comfortable sleeping space. Bedroom three, with its window overlooking the rear aspect, is designed to accommodate a single bed, making it an ideal space for a child's room, a home office, or a guest room. Completing the second floor is the family bathroom, which is beautifully tiled and boasts a skylight above, allowing natural light to flood the space. The bathroom is equipped with a low-level WC, a hand wash basin, and a bath with a convenient shower attachment. Additionally, a heated towel rail adds a touch of luxury and ensures warm towels after a relaxing bath or shower. These well-proportioned bedrooms and a well-appointed family bathroom on the second floor offer comfortable and functional spaces for rest and relaxation, meeting the diverse needs of residents and providing a welcoming sanctuary within the home.



Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN FOR A QUICK SALE.
-  GARAGE
-  TWO BATHROOMS
-  TWO RECEPTION ROOMS
-  COUNCIL TAX BAND E (£2,027 P/YR)
-  OFF STREET PARKING
-  FOUR BEDROOMS
-  SOUTH FACING GARDEN
-  CLOSE TO WEST DRAYTON STATION (CROSSRAIL)



x4

Bedrooms



x2

Reception Rooms



x2

Bathrooms



x2

Parking Spaces



Y

Garden



Y

Garage

Front Of House

At the front of the property, you'll find a gravel driveway and a pathway that leads to the front door. This setup offers convenient off-street parking space for up to two cars, ensuring that residents and their visitors have a dedicated area for parking. Additionally, the pathway provides easy access to the garage, adding to the overall convenience and functionality of the property's layout.

Rear Garden

The rear garden of the property boasts a desirable south-facing orientation, allowing for ample sunlight throughout the day. It features a spacious patio area, perfect for outdoor entertaining, dining, or simply relaxing in the sunshine. The majority of the garden is laid to lawn, providing a green and inviting space for recreational activities or gardening pursuits. A well-defined path leads to the rear of the garden, adding a sense of structure and ease of navigation. The garden is adorned with mature planting, creating a pleasant and visually appealing backdrop. Overall, this well-designed and thoughtfully landscaped rear garden offers a delightful outdoor sanctuary for residents to enjoy.

Property Upgrades.

This house has undergone significant upgrades to enhance its functionality and energy efficiency. It has been completely rewired and replumbed, ensuring modern and safe electrical and plumbing systems throughout the property. A brand-new Worcester combi boiler and megaflo system have been installed in the garage, providing reliable and efficient heating and hot water solutions. The addition of new radiators further contributes to a comfortable living environment. To improve insulation and reduce energy consumption, the property has a new roof with 10mm insulation. This enhancement helps to maintain a consistent temperature within the house and potentially lower energy costs. These renovations and improvements demonstrate the commitment to modernization and ensuring the utmost comfort for the residents.

Tenure

Freehold

Council Tax Band

E (£2,027 p/yr)

Plot/Land Area

0.04 Acres (145.00 Sq.M)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Transport

West Drayton Station - 0.21 miles
London Heathrow Airport - 2.41 miles
Uxbridge Underground Station - 2.74 miles


Education

West Drayton Academy - 0.31 miles
St Catherine Catholic Primary School - 0.34 miles
St Matthew's CofE Primary School - 0.4 miles
The Skills Hub - 0.41 miles
Laurel Lane Primary School - 0.54 miles
St Martin's Church of England Primary School - 0.65 miles
Rabbsfam Primary School - 0.67 miles
The Young People's Academy - 0.74 miles
Cherry Lane Primary School - 0.86 miles
Park Academy West London - 0.99 miles

Area


West Drayton is a well-connected town with a range of amenities and access to green spaces. Its location close to London and transport links makes it an attractive option for commuters and families looking for convenient living with easy access to both urban and natural surroundings.

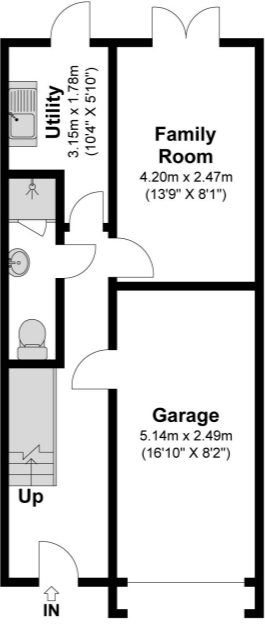
Floor Plan



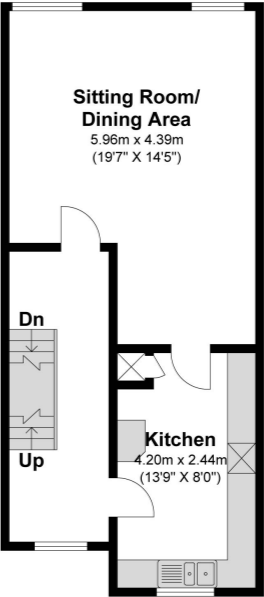
Thatcher Close

Approximate Floor Area
1242.80 Square feet 115.46 Square metres (Excluding Garage)
Garage Area 136.70 Square feet 12.70 Square metres
Total Area 1379.50 Square feet 128.16 Square metres (Including Garage)

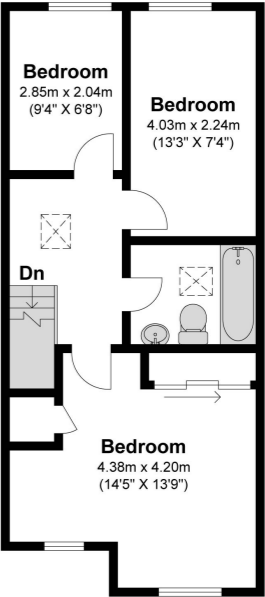




Ground Floor



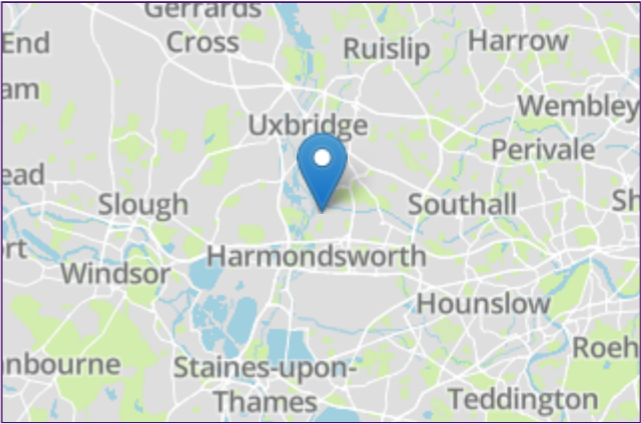
First Floor



Second Floor

Illustrations are for identification purposes only, measurements are approximate, not to scale

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	