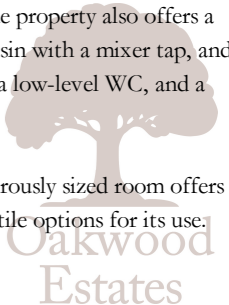





Oakwood Estates is thrilled to introduce this charming detached chalet bungalow to the market, offering three spacious double bedrooms, two inviting reception rooms, and two modern bathrooms. With the added benefit of being chain-free, this property is a fantastic opportunity for prospective buyers. Nestled in a serene cul-de-sac, the bungalow provides a peaceful and tranquil living environment. Its convenient location allows for easy access to West Drayton High Street, where residents can enjoy a plethora of local amenities, schools, and the convenience of West Drayton Train Station, offering the Crossrail/Elizabeth Line service. This property is an ideal home for those seeking a comfortable and well-connected lifestyle. Don't miss this chance to make this delightful chalet bungalow your own!

Upon entering the property through the welcoming hallway you are greeted by French doors leading to both the bathroom and the inviting family room. The family room boasts ample space and offers a pleasant view of the rear garden through its window. It also features a door leading out to the patio, along with a pendant and wall-mounted lighting, providing a cosy ambience. The room allows for flexible furniture arrangement, with carpeted flooring adding to its comfort. From the family room, you can access the well-appointed kitchen, which enjoys a side aspect view. The kitchen is equipped with a mix of wall-mounted and base shaker kitchen units, complemented by a sink and drainer with a practical mixer tap. Cooking needs are met by a four-ring gas hob with an extractor fan above and an oven below. The kitchen also includes designated spaces for a washing machine, dishwasher, and fridge/freezer, all set on tiled flooring. Next to the kitchen, you'll find the elegant dining room, featuring a side aspect window that bathes the space in natural light. Pendant lighting and a charming feature fireplace further enhance the room's allure, creating an ideal setting for a dining table and chairs. A staircase leads gracefully to the first floor from this room, with soft carpet underfoot. Moving on to the bedrooms on the ground floor, bedroom three offers a delightful view of the front aspect through its window. This room is adorned with pendant lighting and a built-in wardrobe, providing ample storage. There's plenty of space for a king-size bed and bedside tables, all comfortably laid on carpeted flooring. Similarly, bedroom two boasts good size and enjoys a front view through its window. It offers pendant lighting, a built-in wardrobe, and sufficient space for a king-size bed and bedside tables, all set on a soft carpet. The property also offers a shower room on the ground floor, featuring a side aspect window and accommodating a convenient shower cubicle, a hand wash basin with a mixer tap, and a low-level WC. Additionally, there is a bathroom with a rear aspect window, housing a relaxing bath with a shower attachment, a low-level WC, and a handwash basin.

Moving up to the first floor, you'll find bedroom one, which enjoys a lovely view of the side aspect through its windows. This generously sized room offers enough space to accommodate a king-size bed and even has the potential to be divided into two separate rooms, providing versatile options for its use.



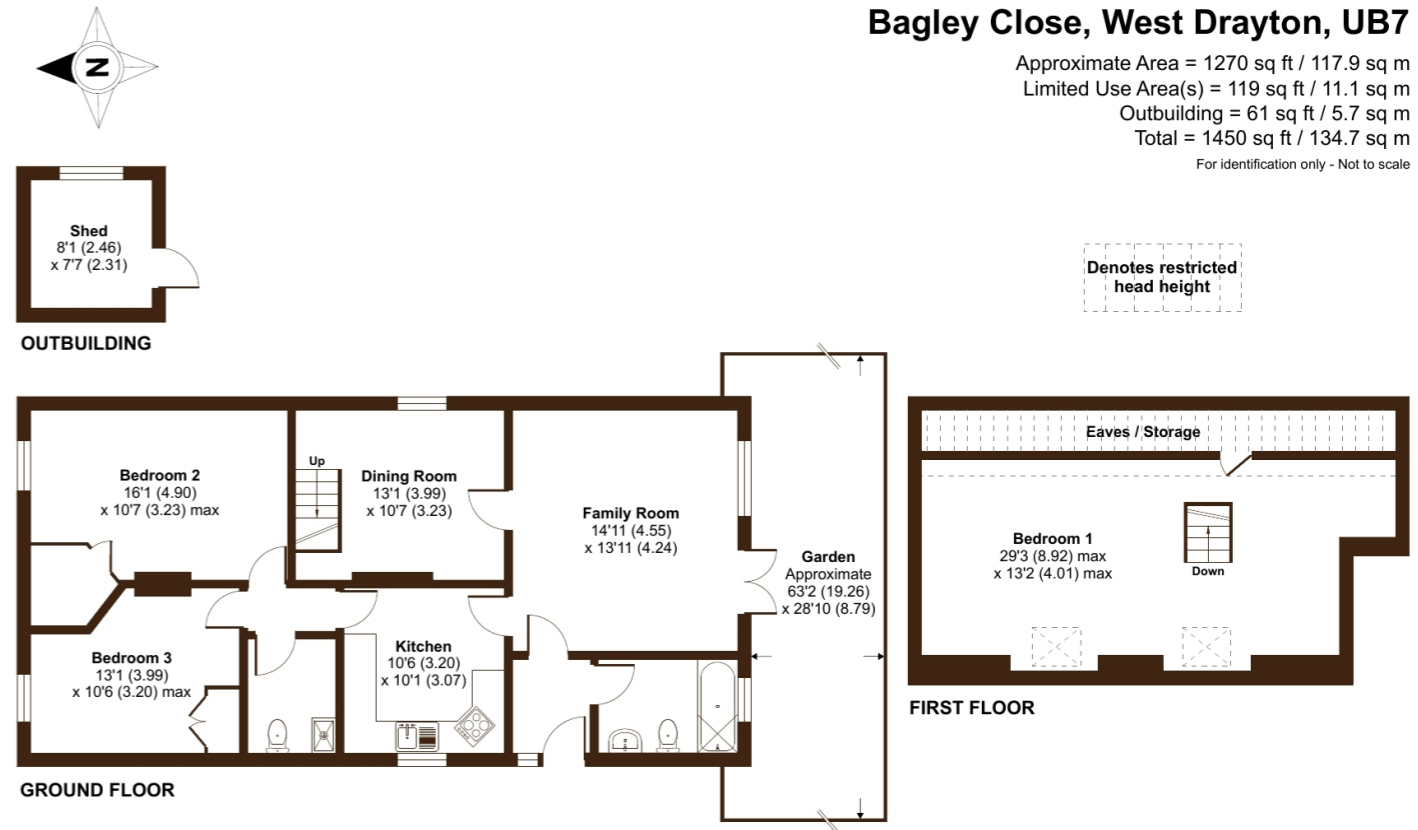



-  FREEHOLD
-  NO CHAIN
-  3 DOUBLE BEDROOMS
-  TWO BATHROOMS
-  FRONT & REAR GARDENS
-  COUNCIL TAX BAND E (£2,027 P/YR)
-  DETACHED
-  TWO RECEPTIONS
-  DRIVEWAY PARKING
-  CUL DE SAC LOCATION

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

**Bagley Close, West Drayton, UB7**

Approximate Area = 1270 sq ft / 117.9 sq m  
 Limited Use Area(s) = 119 sq ft / 11.1 sq m  
 Outbuilding = 61 sq ft / 5.7 sq m  
 Total = 1450 sq ft / 134.7 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Oakwood Estates Property Agents Ltd. REF: 1012179 

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 property offers driveway parking for two cars to the front, with the possibility of expanding the parking area if desired. A charming picket fence, accompanied by a gate, guides you to a beautifully block-paved path that leads to both the front and side of the property. As you walk along the path, you'll notice a well-maintained lawn area and a lovely display of mature plantings, adding a touch of natural beauty to the surroundings. Among the enchanting features is a delightful wishing well, adding an element of whimsy and character to the property's frontage.

**Rear Garden**

The back garden boasts a spacious and well-maintained lawn area, complemented by raised flower beds on either side, adding a splash of colour and greenery to the landscape. For added convenience, a garden shed is present, offering ample storage space. The garden also includes a generously sized patio area, perfect for outdoor gatherings and relaxation. Additionally, there is convenient access from the rear garden back to the front of the property, enhancing the overall functionality and ease of movement within the home.

**Tenure**

Freehold

**Council Tax Band**

E (£2,027 p/yr)

**Mobile Coverage**

5G voice and data

**Internet Speed**

Ultrafast

**Plot/Land Area**

0.10 Acres (397.00 Sq.M)

**Area**

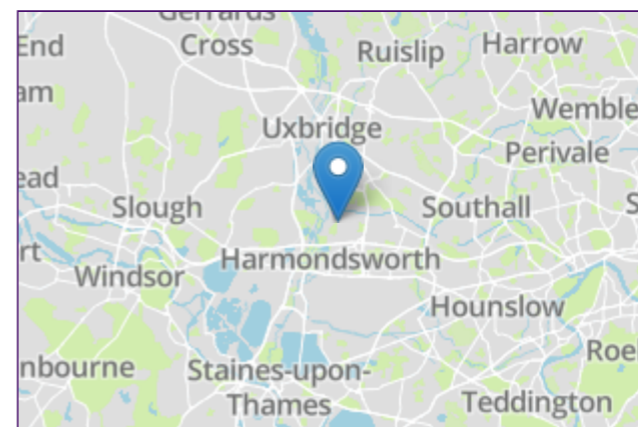
West Drayton is a suburban town located in the London Borough of Hillingdon in West London, England. It is located approximately 15 miles west of central London and is situated near the M4 and M25 motorways, providing easy access to the rest of London and the surrounding areas. West Drayton is a vibrant 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.

**Transport**

West Drayton Rail Station - 0.46 miles  
 London Heathrow Airport - 2.14 miles  
 Uxbridge Underground Station - 3 miles

**Schools**

West Drayton Academy - 0.19 miles  
 Laurel Lane Primary School - 0.33 miles  
 St Catherine Catholic Primary School - 0.38 miles  
 St Martin's Church of England Primary School - 0.43 miles  
 The Skills Hub - 0.58 miles  
 Cherry Lane Primary School - 0.59 miles  
 St Matthew's CofE Primary School - 0.66 miles  
 plus many more



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	