

57

Drayton Gardens
West Drayton
Middlesex
UB7 7LQ

RWHITLEY
Est. 1938 & CO

Guide Price £660,000



- 4 Bed Semi-Detached House
- Living/Dining Room
- Fitted Kitchen
- Porch
- Family Bathroom
- Integral Garage
- Garden
- 2 Garden Offices + Garden Store
- Driveway
- Walking Distance to Town Centre

DESCRIPTION
Tucked away in a highly sought-after cul-de-sac within the desirable 'Drayton Gardens', this extended four-bedroom semi-detached home offers generous living space ideal for growing or larger families—all just a short walk from the town centre.

Lovingly maintained over the years, the property offers fantastic potential for further extension (subject to planning permission), making it an excellent opportunity for buyers looking to personalise their next home.

One of the standout features is the impressive rear garden, which widens due to the home's position on the cul-de-sac. This mature and beautifully landscaped outdoor space is a true retreat, featuring well-established planting and multiple inviting seating areas.

Inside, the well-designed ground floor layout includes an entrance porch, a welcoming hallway, and a spacious dining room with a bay window that flows into the bright and airy living room with French doors leading to the garden. The charming, country-style shaker kitchen

is comprehensively fitted, and there is also the benefit of an integral garage.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for the whole family. There is also useful storage in the loft space with power and lighting.

OUTSIDE
Front: Dropped kerb with concrete off-street parking for two vehicles. A shared driveway provides access to the garage at the side, with space to park an additional car in front.
Rear: A mature and private garden, rich with attractive planting and multiple seating areas—including a circular paved patio—and two garden offices which are both insulated with power, lighting and internet connection. Lastly, there is a log cabin/workshop with L-shaped bench, power, lighting and internet connection.

LOCATION
Conveniently located within walking distance of the mainline railway station (serviced by the Elizabeth Line), as well as local schools, independent shops, supermarkets, and bus routes. Uxbridge town centre, major motorway links, Stockley Business Park, and Heathrow Airport are all easily accessible by car.

HEATING & HOT WATER
A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

WINDOWS
Double glazing (except the garage). These were recently replaced, along with the cladding and guttering and come with a guarantee.

COUNCIL TAX BAND
We understand that the current council tax band is E.

SERVICES
Mains gas, electricity, water and drainage.

TENURE
Freehold.

VIEWINGS
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





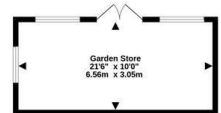
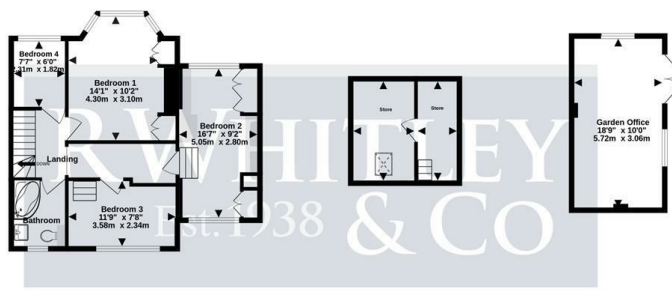
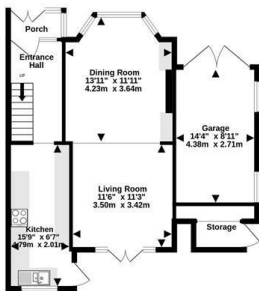


GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.

FIRST FLOOR
644 sq.ft. (59.4 sq.m.) approx.

LOFT STORE
132 sq.ft. (12.3 sq.m.) approx.

GARDEN ROOMS
480 sq.ft. (44.6 sq.m.) approx.



APPROXIMATE TOTAL FLOOR AREA EXCLUDES GARAGE, LOFT STORES + GARDEN ROOMS

TOTAL FLOOR AREA : 1034sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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