

The Thicket

West Drayton • Middlesex • UB7 8AS

Guide Price: £500,000



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est 1986

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A well-presented three-bedroom mid-terrace family home, ideally situated in a popular residential location within West Drayton. Ready to move straight into, this spacious property offers comfortable and versatile living accommodation throughout, making it an excellent choice for families, first-time buyers, and commuters alike.

The ground floor features a bright and welcoming reception room, a well-appointed kitchen, and a generous conservatory providing additional living and entertaining space with views over the rear garden as well as a newly renovated shower room. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom.

Externally, the home boasts a private driveway providing off-street parking to the front, while the rear garden offers a fantastic outdoor space complete with a substantial log cabin, ideal for use as a home office, gym, workshop, or entertainment room.

Three-bedroom

Mid-terrace house

Ready to move into

Conservatory

Large log cabin in the rear garden

Private driveway with off-street parking

Well-maintained throughout

Two bathrooms

Convenient access to West Drayton Station (Elizabeth Line)

Over 1200 sqft.

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

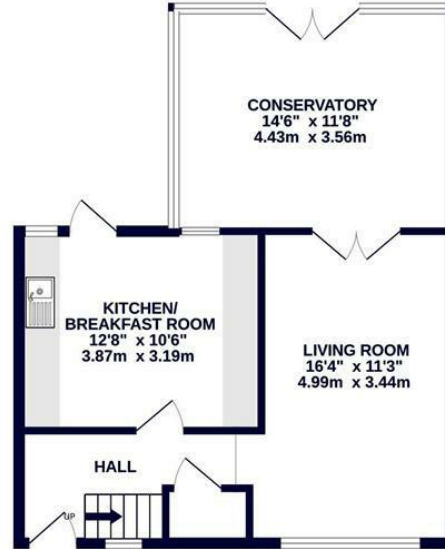




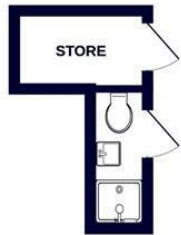
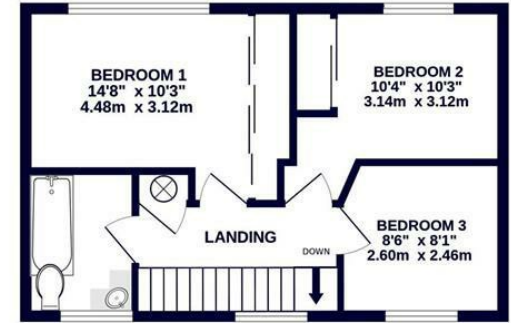
OUTBUILDING
264 sq.ft. (24.6 sq.m.) approx.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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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**1 Tavistock Road, West Drayton,
Middlesex, UB7 7QT**
westdrayton@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
		70	86
England & Wales		EPC Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.