



Blackthorn Avenue, West Drayton, UB7 9EU

- Three bedroom family home with no onward chain
- Potential additional dwelling subject to planning permission
- Generous living space and well presented throughout
- Substantial side plot offering exciting development potential
- Large driveway providing extensive off street parking
- Private rear garden with useful brick outbuilding

Guide Price £570,000

Description

Set on Blackthorn Avenue, this three bedroom home offers well proportioned accommodation and is presented in good condition throughout. What sets the property apart, however, is the amount of land alongside the house and the possibilities this may offer a future owner.

The house sits to one side of a particularly wide plot, leaving a substantial area of garden and driveway alongside. The size and configuration of this space could lend itself to a significant extension of the existing house or, potentially, the construction of an additional dwelling, subject to planning permission and all necessary consents.

Internally, the ground floor comprises an entrance hall leading to a generous living and dining room, providing plenty of space for separate seating and dining areas. To the rear is a well presented fitted kitchen, with a ground floor WC completing the accommodation.

The first floor provides three bedrooms, including two particularly good-sized doubles, together with a family bathroom.

Outside

The outside space is undoubtedly one of the property's strongest features. A large driveway provides extensive off-street parking and continues alongside the house, opening onto the substantial side garden.

For purchasers looking for a traditional family home, this provides an excellent amount of additional outside space. For those looking at the property from a development perspective, the width and scale of the side plot creates an interesting opportunity to explore the potential for an additional dwelling or a substantial extension to the existing house, subject to the necessary planning consents.

To the rear is a private garden with a decked seating area and useful brick built outbuilding.

Offered with no onward chain, Blackthorn Avenue represents an unusual opportunity to acquire a well-presented home with considerably more potential than the accommodation alone might suggest.

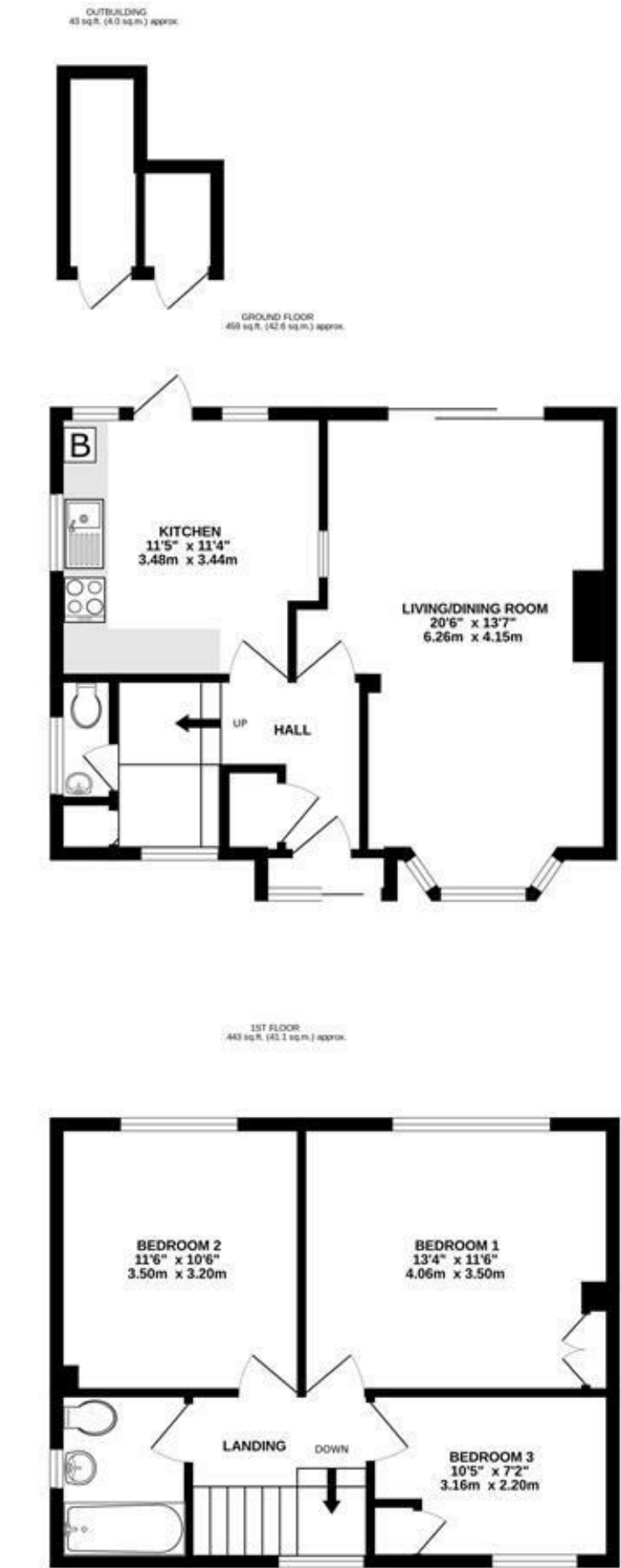
Location

Blackthorn Avenue is conveniently positioned for West Drayton town centre and its range of shops, amenities and transport connections. West Drayton station provides Elizabeth line services towards Heathrow, Paddington and central London.

The property is also well placed for Stockley Business Park, Heathrow Airport and Brunel University, with convenient road connections to the M4, M25 and A40.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: D
EPC Rating:



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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