

The Thicket

West Drayton • Middlesex • UB7 8AS
Offers In Excess Of: £570,000



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This sizeable three bedroom, semi-detached residence is ideally situated in the residential area of The Thicket, making it a peaceful haven while still being conveniently close to local amenities and transport links. With its combination of space, style, and a delightful outdoor area, this property is a must-see for those looking to settle into a welcoming home.

Extended family home

Semi-detached residence

Three double bedrooms

Bathroom & W.C

1237 sq.ft

Gated driveway

Garage

Beautifully manicured garden

Residential location

Within a mile of the Train Station

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.





Property

Reaching an impressive 1237 sq.ft this stunning extended home comprises of, entrance hall, 18ft living room with bay window and feature fireplace, 13ft dining room with view of the manicured garden, downstairs cloakroom, utility room with access to the 17ft garage and to round off the downstairs is the beautiful 16ft 'L' shaped kitchen. Upstairs are the three double bedrooms, all of which benefit from built in wardrobes and the three piece family bathroom.

Outside

To the front of the property is a gated, paved driveway, offering ample secure off-street parking. There is the further benefit of a front garden with a generous lawn area and shrub border. The rear garden can be accessed via a side passageway as well as various points within the home. Itself is beautifully maintained offering a peaceful and private outdoor retreat, thoughtfully designed with distinct zones for relaxation and enjoyment. At the far end of the garden, a cozy seating area perfect for soaking up the sun or enjoying a book in the shade. Surrounding this space are lush evergreen shrubs, small palms, and a well-kept lawn that leads to a charming green shed for additional storage or gardening tools. A paved pathway divides the garden, guiding you through a central lawn flanked by potted plants, raised flower beds, and ornamental trees. The garden's central focal point is a stylish black iron archway that leads into a stunning, sun-drenched patio. This elevated area is adorned with potted plants, ferns, and flowering shrubs, creating a vibrant and colorful atmosphere.

Location

The Thicket is a popular residential road in Yiewsley, offering great access to Hillingdon Hospital, Brunel University and Stockley Business Park. Yiewsley/West Drayton High Street with its variety of shopping amenities & train station with the fantastic benefit of the Elizabeth Line can also be found close by. There are a number of local schools, bus/road links close by creating a short drive to the M4 & M25 along with Uxbridge town centre with its multitude of shops, bars, restaurants & underground station.



Schools:

Meadow High School 0.2 miles
Moorcroft School 0.2 miles
Pielf Heath House RC School 0.4 miles



Train:

West Drayton Station 0.9 miles
Uxbridge Station 1.8 miles
Iver Station 2.0 miles



Car:

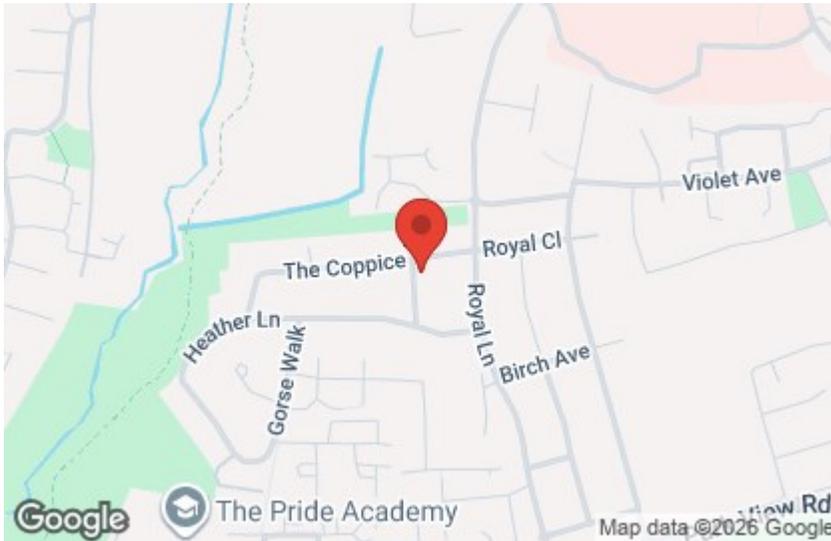
M4, A40, M25, M40



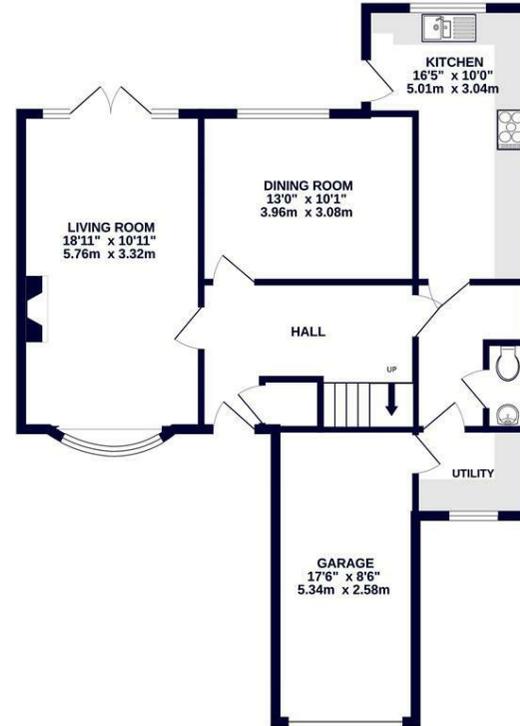
Council Tax Band:

E

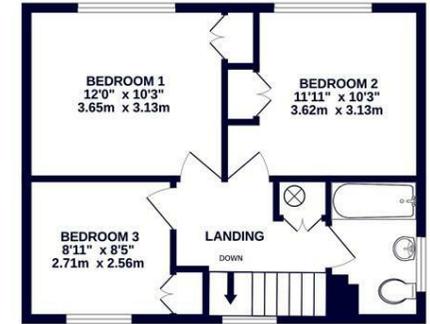
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1276 sq.ft. (118.6 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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01895 459 950

**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	67	73
Not energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		

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.