

7

Thatcher Close
West Drayton
Middlesex
UB7 7JP

RWHITLEY
Est. 1938 & CO

Guide Price £650,000



- End Terrace Town House
- Four Bedrooms
- Open Plan Lounge/Dining/Kitchen Space
- Ground Floor Shower Room/WC
- Principle Bedroom with Ensuite
- Family Bathroom
- Double Glazing
- Gas Central Heating + Part Underfloor Heating to Ground Floor
- Low Maintenance Garden
- Central Location - Short Walk to Elizabeth Line

DESCRIPTION

Nestled in an attractive close just a stone's throw from the town centre and Elizabeth Line. This extended four bedroom end-of-terrace town house is laid out over three floors and has been greatly improved in recent years by the current owners. The accommodation comprises, to the ground floor, a welcoming entrance hallway, fabulous extended open plan living/dining/fitted kitchen space with double doors out to the low maintenance rear garden, shower room/WC and spacious storage room. Stairs from the entrance hallway lead to the first floor landing which provides access to a further fitted

kitchen and impressive light filled 14'3 x 13'7 principle bedroom complete with a Juliette balcony and en-suite shower room. Stairs from the first floor landing lead to the second floor where you will find three further bedrooms and a family bathroom.

OUTSIDE

Front: Parking on hard standing surface in front of up and over door to useful outside store.

Rear: Low maintenance rear garden with concrete surface. Side access.

LOCATION

Centrally located with The Elizabeth Line, bus routes, schools, The Green and Closes Park all being within a short walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler serves the radiator system as well as underfloor heating to the open plan living/dining/kitchen space and ground floor storage room. It also provides the domestic hot water. Electric immersion heater to 'megaflo' hot water cylinder.

WINDOWS

UPVC double glazed windows.

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		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



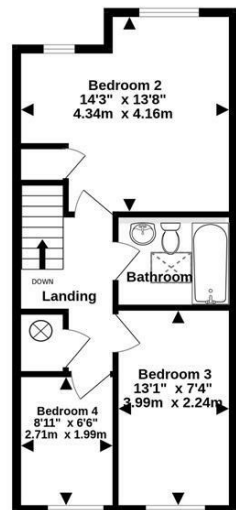
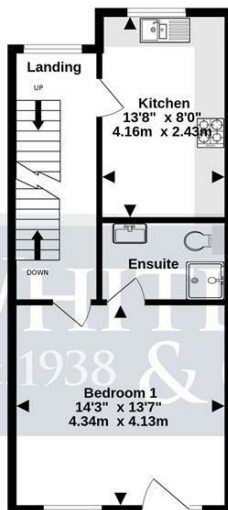
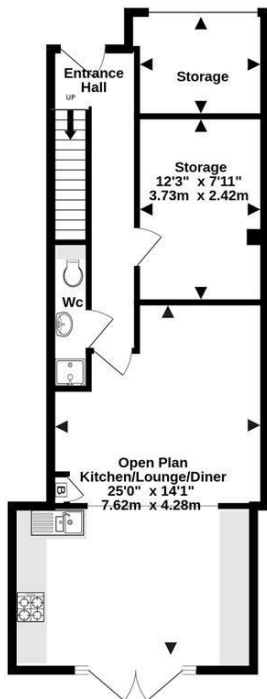




GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.

FIRST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

SECOND FLOOR
452 sq.ft. (41.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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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