

## Thornton Avenue, West Drayton, UB7 9JU

- Three bedroom semi detached family home
- Large rear garden with rear vehicular access
- Ground floor bathroom and separate WC
- No onward chain
- Off street parking to the front
- Separate living room and kitchen/dining room
- Conveniently located for West Drayton station and Elizabeth Line services

**Guide Price £515,000**

### Description

Situated in a highly sought after residential location in West Drayton, this well presented three bedroom semi detached home offers an excellent opportunity for families, first time buyers and investors. Combining generous living space with superb local amenities and outstanding transport connectivity, the property is perfectly positioned for modern family living.

The property further benefits from excellent parking and future development potential, with space for two cars on the front drive (subject to dropped kerb approval). To the rear, the property enjoys vehicle access via a private service road, providing direct access into the garden, a rare and highly desirable feature with potential for additional parking, garage space or future outdoor development (subject to the usual permissions).

One of the standout features of the home is its long open rear garden, offering excellent outdoor space for families, entertaining, gardening or future extension potential (STPP). The generous plot size provides a real sense of openness rarely found in similar properties locally.

The home is located just a 5-minute walk from the brand new Platinum Jubilee Leisure Centre, one of Hillingdon's flagship lifestyle developments. This state of the art facility features a modern 100+ station gym, 25 metre swimming pool, training pool, splash zone, sauna, steam room, sports hall, rooftop 5 a side football pitch, spin and fitness studios, climbing wall, soft play centre, sensory room, café and community hub, offering exceptional leisure and wellness facilities right on your doorstep.

The area itself continues to grow in popularity thanks to its excellent connectivity and strong community feel. West Drayton Elizabeth Line Station is within easy reach, providing fast and direct access into Paddington, Bond Street, Canary Wharf and Heathrow Airport, making the location ideal for commuters and airport professionals alike.

Everyday convenience is also well catered for, with Tesco Superstore, Tesco Express, local shops, cafés and restaurants all nearby. Residents also benefit from easy access to Stockley Park Business Estate, Yiewsley High Street and a variety of highly regarded schools and green open spaces including Stockley Country Park and Harmondsworth Moor.

Heathrow Airport is only a short drive away, further enhancing the property's appeal for frequent travellers and professionals working within the wider Heathrow and West London corridor.

This is a fantastic opportunity to acquire a home in one of West London's increasingly desirable and well connected neighbourhoods, offering the perfect balance between lifestyle, convenience and future growth potential.

### Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

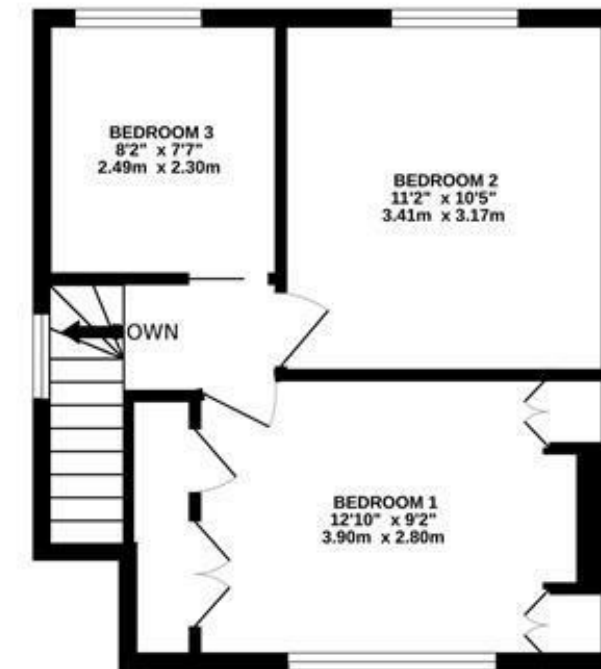
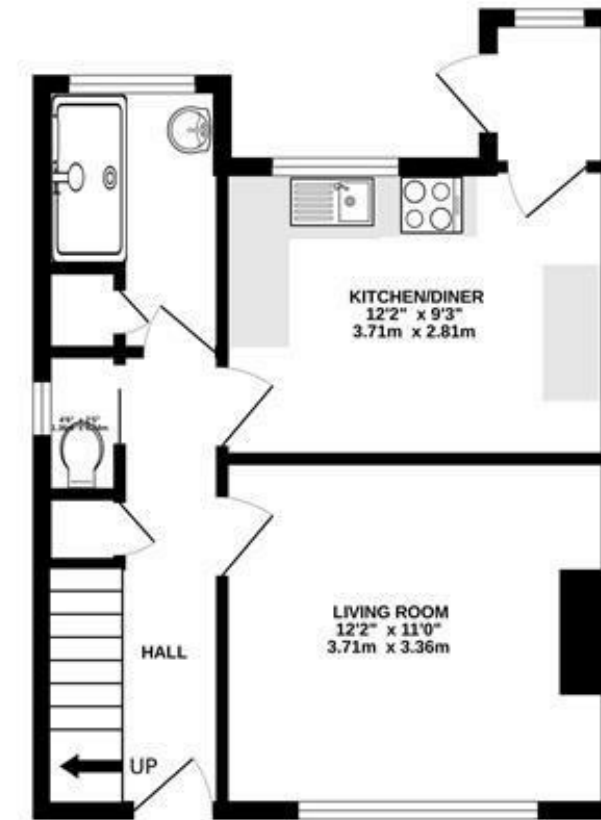
### Additional information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D

EPC Rating: D



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts