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The Thicket, West Drayton, UB7 8AS  
£570,000

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## The Thicket, West Drayton, UB7 8AS

**£570,000**

- Three Bedrooms
- Large Front Driveway
- Sought After Location
- Downstairs W/C & Utility Room
- 1400 sq ft
- Semi Detached
- Two Reception Rooms
- Integrated Garage
- Huge Potential to Extend STPP
- EPC Rating - D



## Description

This delightful house presents an excellent opportunity for those seeking a spacious and comfortable home. Upon entering, you are welcomed by a bright and airy reception room, a dining room, a convenient downstairs WC and a utility room, alongside a sleek fitted kitchen that is both functional and stylish.

As you ascend to the first floor, you will discover three generous bedrooms, each offering ample space for rest and personalisation and a family bathroom completes this floor.

Externally, the property boasts a gated front drive that provides off street parking and grants access to a garage. The rear garden predominantly laid to lawn, offering a serene retreat for outdoor activities. A lovely patio area complements the garden, making it an ideal space for dining and entertainment.

## Situation

The Thicket a popular residential road by Hillingdon Hospital. The town centre of Yiewsley and West Drayton and Uxbridge within easy reach offering access to a number of local amenities including local shops, cafes, restaurants and takeaways. West Drayton station just a short drive away with the Elizabeth line, giving serval links to central London and the surrounding area. Stockley Business Park, Heathrow Airport, Hillingdon Hospital and the M4 motorway network are all close by. The area is also served by a number of highly regarded schools including Bishopshalt School and Whitehall Junior school.





**The Thicket, Yiewsley, West Drayton, UB7**

Approximate Area = 1400 sq ft / 130.1 sq m  
(Including Garage)

For identification only - Not to scale

Ground Floor

Reception Room  
5.94 min x 3.31 max  
19'6 x 10'10

Dining Room  
3.97 x 3.12  
13'0 x 10'3

Kitchen  
5.08 max x 3.05 max  
16'8 x 10'0

Utility  
2.11 x 1.70  
6'11 x 5'7

Garage  
5.29 x 2.87  
17'4 x 9'5

Up

Dn

Garden  
15.35 x 11.64  
50'4 x 38'2

19.75 x 11.64  
64'10 x 38'2

CH = Ceiling Height  
= Reduced headroom below 1.5m / 5'0

First Floor

Bedroom  
3.65 x 3.15  
12'0 x 10'4

Bedroom  
3.62 max x 3.12 max  
11'11 x 10'3

Bedroom  
2.75 max x 2.58 max  
9'0 x 8'6

Up

Dn

CH = Ceiling Height  
= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map of the Hillingdon area in Greater London. A green pin marks 'The Coppice' at the intersection of Royal Ln and Heather Ln. Other landmarks include Baitul Aman Mosque, Hillingdon Ambulance Station, and Hillingdon Hospital Emergency Room. The River Pinn is visible on the left. The map is credited to Google, with data from 2025.

### Energy Efficiency Rating

Band	Score Range	Color
A	92 plus	Green
B	81-91	Light Green
C	69-80	Light Green
D	55-68	Yellow
E	39-54	Orange
F	21-38	Red-Orange
G	1-20	Red

Very energy efficient - lower running costs

Not energy efficient - higher running costs

### Environmental Impact (CO<sub>2</sub>) Rating

Band	Score Range	Color
A	92 plus	Green
B	81-91	Light Green
C	69-80	Light Green
D	55-68	Yellow
E	39-54	Orange
F	21-38	Red-Orange
G	1-20	Red

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales**

EU Directive 2002/91/EC

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