

51

Swan Road
West Drayton
Middlesex
UB7 7JZ

RWHITLEY
Est. 1938 & CO

Guide Price £625,000



DESCRIPTION

This well-presented and much-loved three-bedroom semi-detached home has a light and airy feel with beautifully high ceilings to both floors and is situated on the highly sought-after Swan Road, just a short walk from the town centre and the Elizabeth Line. Carefully maintained over the years, the property also offers scope for extension (subject to planning permission). The accommodation includes a practical porch leading into a welcoming entrance hallway, a 14'7 x 12'7 living room with bay window, a dining room with sliding doors opening onto the rear garden, and a fitted kitchen. Stairs from the hallway lead to the first floor, where you'll find a generous dual-aspect principal bedroom featuring a bay window and fitted wardrobes, a second double bedroom with fitted wardrobes, a third double bedroom with fitted wardrobes, and a family bathroom.

OUTSIDE

Front: A dropped kerb provides access through a low-level brick wall to a concrete driveway, which extends along the side of the property to a detached garage (equipped with light and power). The remaining frontage is laid to lawn with a planted border.
Rear: A patio area leads down via steps to a lawn with planted borders, showcasing a

variety of mature plants and shrubs, including two established acers. At the rear of the garden, there is a further patio area with fish pond, vegetable patch, and two timber sheds. adjoining the property itself, there is also a boiler/storage room as well as an outside WC.

LOCATION

West Drayton town centre, with Elizabeth Line, is within walking distance, along with local bus routes, schools, The Green, and The Closes Park. London Heathrow Airport, the motorway network, Stockley Business Park, and Uxbridge town centre are all easily accessible by car.

HEATING & HOT WATER

A gas fired back boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

WINDOWS

Double glazed (except garage).

COUNCIL TAX

We understand that the current council tax band is D.

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		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



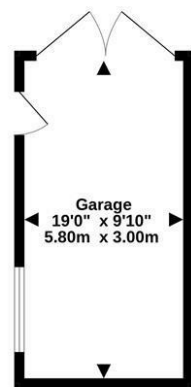
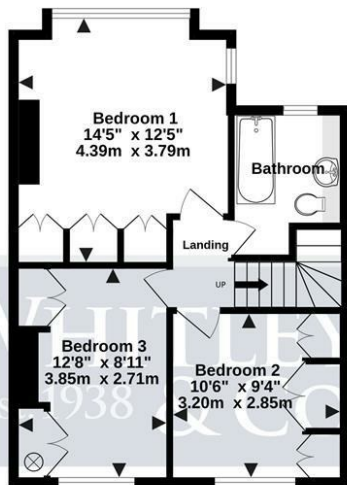
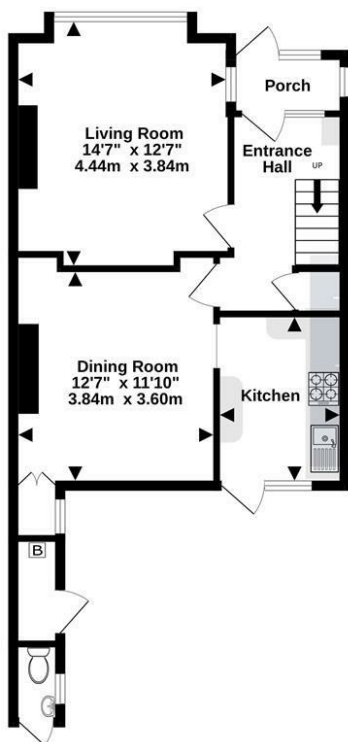




GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.

FIRST FLOOR
470 sq.ft. (43.7 sq.m.) approx.

GARAGE
187 sq.ft. (17.3 sq.m.) approx.



APPROXIMATE TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1000sq.ft. (92.9 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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