

106

Thornton Avenue
West Drayton
Middlesex
UB7 9JZ

RWHITLEY
Est. 1938 & CO

Guide Price £535,000



- 3 Bed End-Of-Terrace House
- Porch
- Ground Floor WC
- Living/Dining Room
- Fitted Kitchen
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Driveway
- Garden

DESCRIPTION

This much improved three bedroom end-of-terrace house offers a generous rear garden, off street parking and the benefit of a recently replaced roof. The easy flowing accommodation is well worthy of your early inspection and comprises a useful entrance porch with attractive tiled flooring, shoe storage cupboard, and electric underfloor heating, entrance hallway with downstairs WC and storage cupboard, 18'10 x 12'5 dual aspect living/dining room with bay window and fitted media wall, and a modern dual aspect fitted kitchen with gloss units, range style cooker, and door out to the rear garden. Stairs from the entrance hallway lead to the first floor landing which provides access to the

principal bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, third sensibly sized bedroom with fitted desk and fully tiled bathroom with white suite.

OUTSIDE

Front: Dropped kerb provides access to concrete driveway. Side pedestrian access to rear garden.

Rear: Part paved and part concrete patio area. Mainly laid to lawn with planting border. Two brick built stores. Two timber sheds.

LOCATION

Thornton Avenue is located approximately 1 mile from West Drayton town centre with Elizabeth Line station. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy 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 combination boiler serves the radiator system and provides the domestic hot water. Electric underfloor heating to proch.

WINDOWS

UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

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		
(81-91) B		
(69-80) C		77
(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



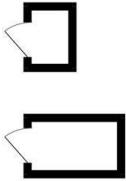
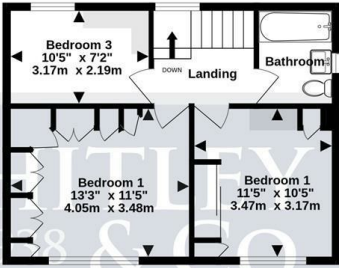
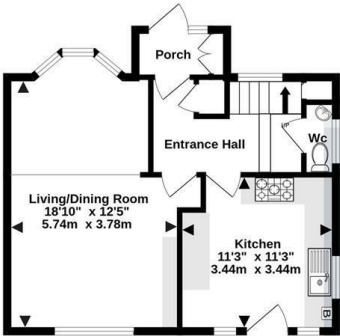




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

FIRST FLOOR
432 sq.ft. (40.2 sq.m.) approx.

GARDEN STORES
42 sq.ft. (3.9 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARDEN STORES

TOTAL FLOOR AREA : 894sq.ft. (83.1 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

