

# 119

Thornton Avenue  
West Drayton  
Middlesex  
UB7 9JZ

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £600,000



- Planning Permission Granted for Double Storey Side Extension
- Potential to Extend Further Subject to Planning Permission (STP)
- Extended End-of-Terrace House
- Three Bedrooms
- Downstairs WC
- Upstairs Bathroom
- Living Room
- Dining Room
- Fitted Kitchen
- Gas Central Heating

### DESCRIPTION

This corner sited, extended, three bedroom end-of-terrace house is offered to market with the benefit of PLANNING PERMISSION for a double-story side extension (planning application number: 72816/APP/2025/1301). The well planned accommodation comprises a useful entrance porch with shoe storage cupboard, entrance hallway with downstairs WC and two storage cupboards, spacious 18'9 x 12'5 living room with built-in storage unit which flows seamlessly into the 23'4 x 8'9 dining room with built-in storage unit and double doors out to the garden. The ground floor accommodation concludes with a fitted

kitchen. 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 wardrobe, third sensibly sized bedroom and fully tiled bathroom with white suite.

### OUTSIDE

Front: A dropped kerb provides access to a block paved driveway.  
Side/Rear: Gate from the block paved driveway provides access to the side garden area which is mainly paved, with central area laid to lawn. Additionally, a sliding gate provides access (via a dropped kerb on Beech Close) to a concrete hardstanding area, providing additional off street parking. Brick built garage (which is currently converted into a store but could be re-instated). There is a further area of garden to the rear of the property which is paved with natural stone and has a further brick built store with power and lighting.

### 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.

### WINDOWS

UPVC double glazed.

### COUNCIL TAX BAND

We understand that the current council tax band is D.

### SERVICES

Mains gas, electricity, water and drainage.

### TENURE

Freehold.

### VIEWING

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

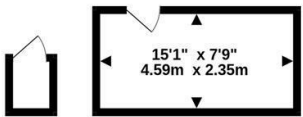
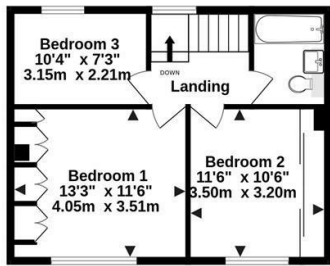
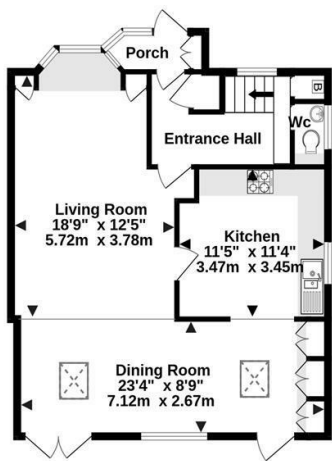




GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.

FIRST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

OUTBUILDINGS  
129 sq.ft. (11.9 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 1115sq.ft. (103.6 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**

