



Briar Way, West Drayton, UB7 9AR

- Extended three/four bedroom semi detached family home
- Contemporary kitchen with island and utility room
- Rear garden with versatile outbuilding and sauna
- Stunning open plan kitchen, dining and living space
- Flexible study and games room/fourth bedroom
- Close to West Drayton Station and local schools

Guide Price £785,000

Description

Set on Briar Way, this thoughtfully extended semi detached home offers beautifully balanced family accommodation approaching 1,500 sq ft, combining contemporary styling with a highly versatile layout designed for modern living. Having been comprehensively improved by the current owners, the property enjoys an exceptional sense of space and natural light throughout, with carefully considered interiors ideally suited to both everyday family life and entertaining on a larger scale.

Accommodation

The ground floor is centred around an impressive open plan kitchen, dining and living space extending to over 22 ft in width, creating a superb social hub to the home. Framed by large sliding doors and rooflights, the room is flooded with natural light and seamlessly connects with the rear garden. The kitchen itself is fitted with a range of sleek contemporary cabinetry alongside integrated appliances and a substantial central island incorporating a breakfast bar and induction hob. A separate utility room provides further practical storage and laundry space, whilst an adjoining shower room adds flexibility for busy family living.

Positioned to the front of the house are two further versatile reception rooms currently arranged as a study and games room, the latter equally suited as a fourth bedroom, playroom or snug depending on individual requirements. The study has been thoughtfully fitted for home working, reflecting the adaptability of the accommodation throughout.

To the first floor are three well proportioned bedrooms, all presented in excellent decorative order and benefitting from fitted storage. A stylish family bathroom serves the upper floor, appointed with contemporary sanitaryware and a clean modern finish.

Externally, the rear garden has been designed for ease of maintenance, with a generous patio leading onto an area of lawn, creating an ideal setting for outdoor dining and family enjoyment. Of particular note is the detached garden building, offering excellent ancillary space currently incorporating a sauna and storage area, whilst lending itself equally well to use as a gym, studio or hobby room.

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: C

OUTBUILDING
148 sq ft. (13.7 sq.m.) approx.



GROUND FLOOR
926 sq ft. (86.0 sq.m.) approx.



1ST FLOOR
432 sq ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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