



£700,000

South Close, West Drayton, UB7

Welcome to 6 South Close, West Drayton—a beautifully presented three-bedroom home tucked away in a quiet cul-de-sac. This spacious property offers a bright and modern interior, featuring a generous living area, sleek kitchen with integrated appliances, and stylish bathrooms. The private rear garden with a covered patio area is perfect for entertaining or relaxing outdoors, while off-street parking adds everyday convenience.

The location is ideal for families and commuters alike. You'll find several well-regarded schools nearby, including West Drayton Academy and Harlington School. West Drayton Station, just over a kilometre away, offers direct access to Central London via the Elizabeth Line, and the M4, M25, and A408 are all within easy reach, making travel simple and efficient.

Local amenities are plentiful, with shops, cafés, supe

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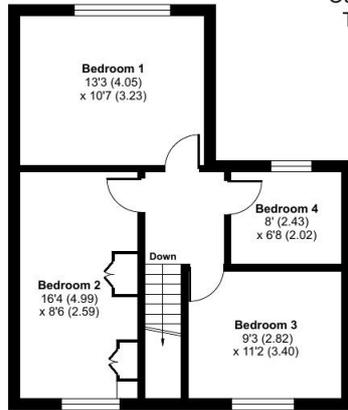
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Approximate Area = 1367 sq ft / 126.9 sq m

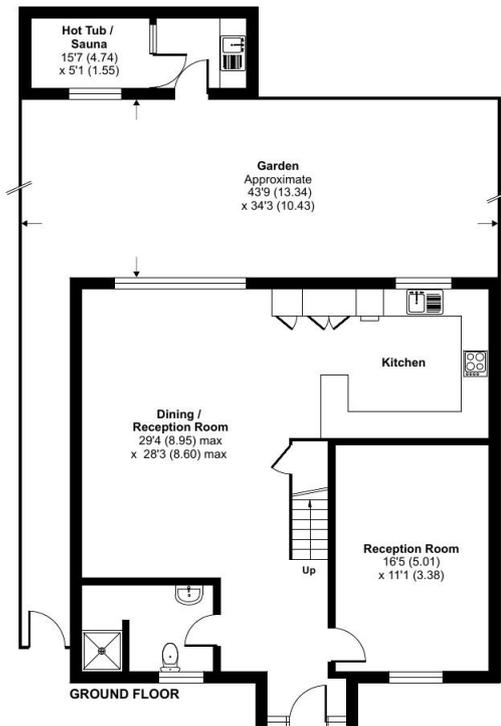
Outbuilding = 70 sq ft / 6.5 sq m

Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Simple Estate Agents. REF: 1299709

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Follow Coldharbour Ln and Botwell Ln to Printing House Ln 3 min (0.5 mi)? Continue on Printing House Ln to Dawley Rd/A437 2 min (0.6 mi)? Follow Dawley Rd, Shepiston Ln and Stockley Rd to Lavender Rise in West Drayton 7 min (2.4 mi)? Continue on Lavender Rise. Drive to South Cl

Environmental Impact (CO ₂) Rating		
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Very environmentally friendly - lower CO ₂ emissions		
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.