

9

Porters Way
West Drayton
Middlesex
UB7 9AA

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £490,000



- Extended Terraced House
- Dual Aspect Living Room
- Fitted Kitchen
- Three Double Bedrooms
- First Floor Family Bathroom
- Good Sized Rear Garden
- Driveway
- Gas Central Heating
- Double Glazing

DESCRIPTION

Situated in the convenient location of 'Porters Way', this three bedroom extended, family terraced home offers accommodation of generous proportions ready for immediate occupation, having been well cared for by the current owner over the years, yet with further scope to extend or stamp your own mark if required. The ground floor comprises a porch leading to an impressive 20ft 5" by 19ft 9" living/dining room creating a sociable family friendly space and is perfect for those that are keen to entertain. The fitted kitchen has a range of eye and base level units and completes the ground accommodation. To the first floor there is the benefit of having three double bedrooms and a family bathroom which includes both a bath and separate

shower.

OUTSIDE

Front: Low level brick walls set the front garden. A dropped kerb provides vehicular access to a block paved surface providing off street parking. Separate concrete pathway leading to the front door and shared access to the rear via alleyway.

Rear: Patio terrace with lawn beyond which enjoys a wishing well feature, attractive low level brick borders and a fish pond. At the end of the garden there is a raised decking area making this the ideal space for outside dining and for entertaining in the summer months. In addition there is a good sized shed which comes complete with power.

LOCATION

Porters Way is situated within walking distance of the town centre with access to the Paddington/Elizabeth Line. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. 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 boiler serves the radiator system. Electric immersion heater in hot water cylinder provides the domestic hot water.

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		87
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







GROUND FLOOR
540 sq ft (50.2 sq m) approx.

FIRST FLOOR
437 sq ft (40.5 sq m) approx.

SHED
38 sq ft (3.5 sq m) approx.



TOTAL FLOOR AREA EXCLUDES GARDEN SHED

TOTAL FLOOR AREA : 977sq.ft. (90.8 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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