

130

Station Road
West Drayton
Middlesex
UB7 7JS

RWHITLEY
Est. 1938 & CO

Guide Price £625,000



- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Ground Floor Shower Room
- First Floor Bathroom
- Parking
- Garage
- No Upper Chain

DESCRIPTION

An attractive neo-Georgian style four bedroom detached character house ideally situated within walking distance of the town centre and mainline railway station. To the ground floor there is an entrance hall, 19'3 living room with views over the rear garden, front aspect dining room and a good sized fitted kitchen with door to a utility room and a shower room. Stairs from the entrance hall lead to the first floor landing where you will find four good sized bedrooms and a bathroom.

OUTSIDE

Front: A dropped kerb leads to a shared tarmac driveway with access to an area

to park a car in front of the property. The shared driveway leads to the rear where there is the benefit of a garage where you can park a car in front.

Rear: A large patio perfect for outside dining and entertaining in the summer months. A low level brick border separating the lawn area with an array of pretty plants and mature shrubbery.

LOCATION

The property is within walking distance of the mainline railway station (which benefits from Crossrail), schools, independent shops, supermarkets and bus routes. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Hot water cylinder.

WINDOWS

Mainly double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is E.

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	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

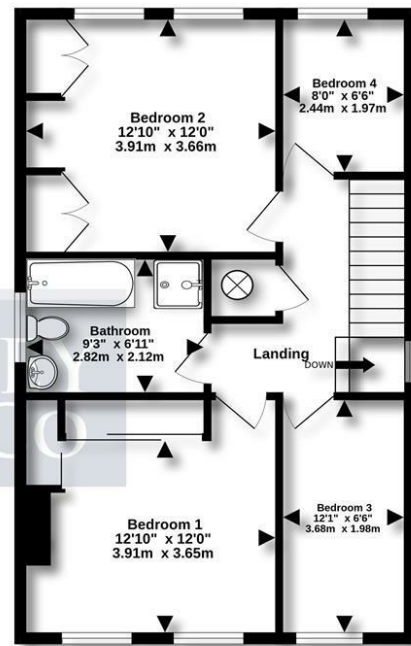
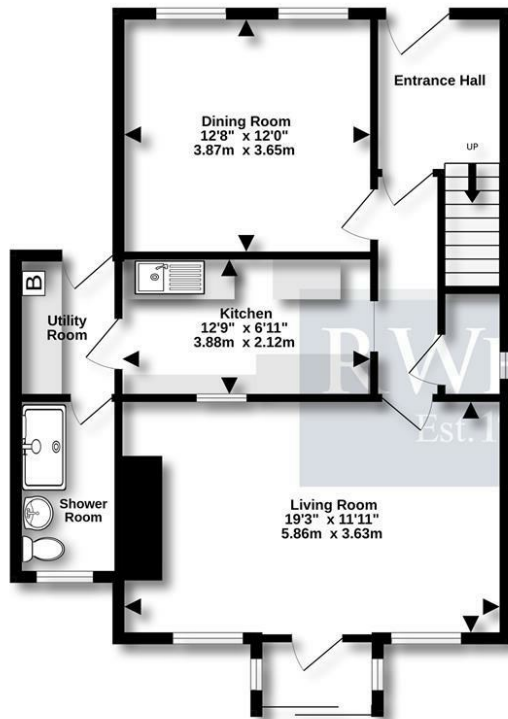






GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.

FIRST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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.
Made with Metropix ©2023

RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

