

22

Hamilton Road
Cowley
Middlesex
UB8 3AJ

RWHITLEY
Est. 1938 & CO

Guide Price £615,000



- No Onward Chain
- Semi-Detached House
- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Downstairs WC
- Gas Central Heating
- Garage
- Driveway

DESCRIPTION

Situated on the sought after 'Hamilton Road' and available for sale with no upper chain, this three bedroom semi-detached house boasts generous accommodation with a wealth of potential for the larger or growing family looking to stamp their own mark. The accommodation comprises a welcoming entrance hallway providing access to a spacious 21' x 12' living room with sliding doors out to the rear garden, dining room with feature bay window, kitchen and a downstairs WC. Stairs to the first floor landing provide access to a generous 13' 10' x 12' 6 main bedroom with bay window, second bedroom with bay window and third sensibly sized bedroom. There is also a bathroom with

separate WC.

OUTSIDE

Front: A dropped kerb provides access to a concrete driveway with planting borders. Wooden gates to side of property provide vehicular access to the garage at the rear.
Rear: Garden which is in need of landscaping. Garage.

LOCATION

A local school, shopping parade and bus routes are just a short walk. The town centre of West Drayton (with mainline railway station benefiting from Crossrail) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

WINDOWS

Mainly UPVC double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is F.

TENURE

Freehold.


SERVICES

Mains gas electricity, water and drainage.

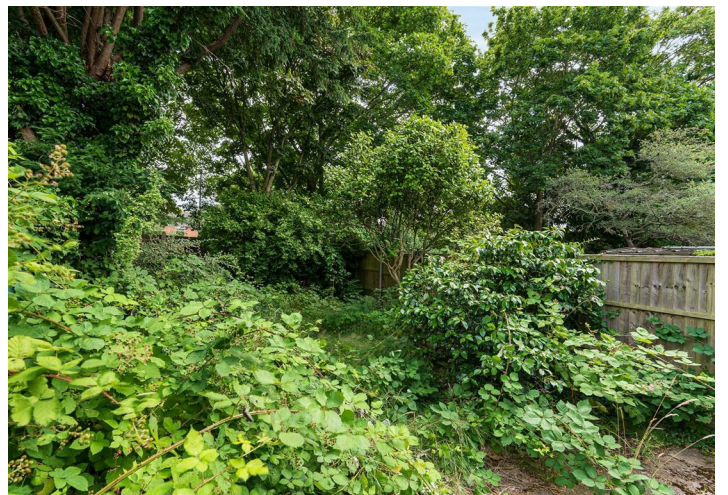
VIEWINGS

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	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



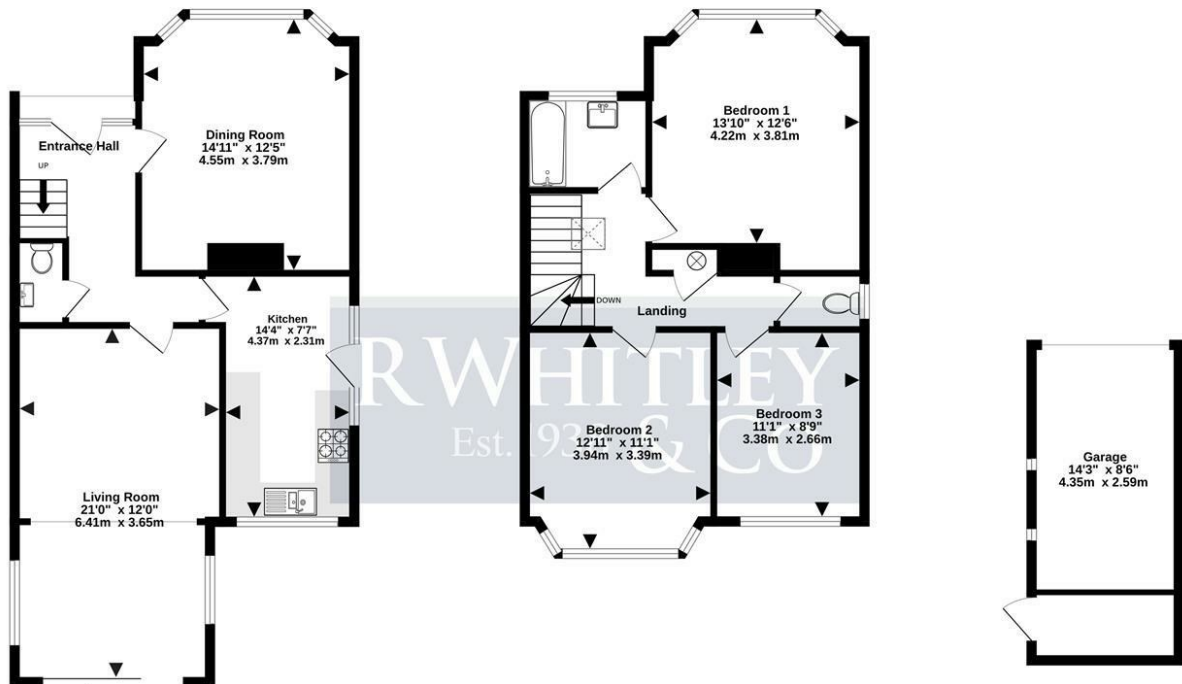




GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

FIRST FLOOR
545 sq.ft. (50.6 sq.m.) approx.

GARAGE
156 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1176sq.ft. (109.3 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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