

74

Mill Road
West Drayton
Middlesex
UB7 7EH

RWHITLEY
Est. 1938 & CO

Guide Price £535,000



- No Onward Chain
- 3 Bedroom Semi-Detached House
- Living Room
- Dining Room
- Kitchen
- Luxury Bathroom
- Garden + Workshop
- Driveway
- Gas Central Heating
- Double Glazing

DESCRIPTION

This extended and attractive three bedroom semi-detached house has been greatly improved by the current owners to create stylish interiors with accommodation ideally suited to meet the needs of a modern family. The accommodation comprises a welcoming entrance hallway, spacious dining room, front aspect living room with bay window and a kitchen fitted with white gloss units and enjoying views over the rear garden. A sizeable storage cupboard is also accessible from the dining room. Stairs from the entrance hallway lead to the first floor landing providing access to the main double bedroom with bay window and fitted wardrobes, second double bedroom with fitted wardrobes, third

sensibly sized bedroom and fully tiled bathroom with contemporary suite.

OUTSIDE

Front: A dropped kerb provides access to a crazy paved driveway with raised brick built planter.

Rear: Block paved patio area with circular feature flower bed. Area of lawn with crazy paved pathway leading to two linked workshops at the rear.

LOCATION

The town centre of West Drayton with mainline railway station (including The Elizabeth Line), bus routes, schools, The Green and The Closes Park are within walking distance. 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 and provides the domestic hot water. Electric immersion heater in hot water cylinder.

WINDOWS

UPVC double glazed.

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		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



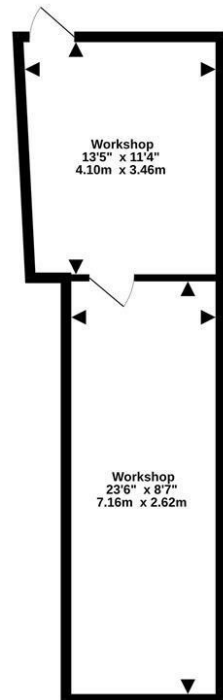
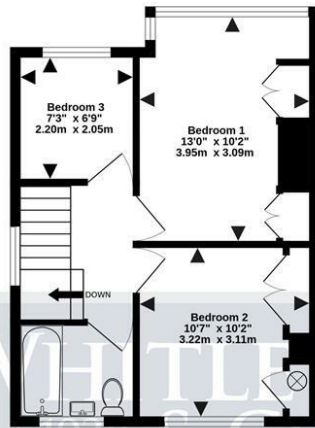
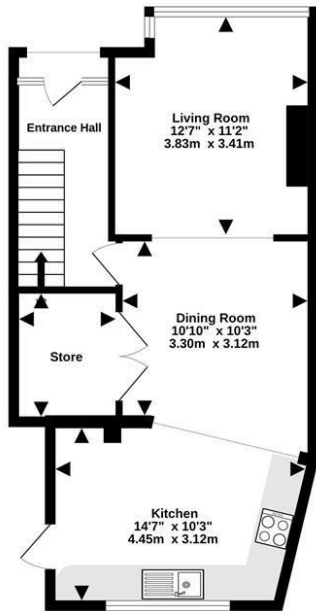




GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

FIRST FLOOR
355 sq.ft. (33.0 sq.m.) approx.

OUTBUILDING
350 sq.ft. (32.5 sq.m.) approx.



FLOOR AREA EXCLUDES OUTBUILDING

TOTAL FLOOR AREA : 855sq.ft. (79.4 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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