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Stainby Close
West Drayton
Middlesex
UB7 9NH

RWHITLEY
Est. 1938 & CO

Guide Price £550,000



- 3 Bed Semi-Detached House
- Oak Engineered Flooring To Many Rooms
- Well Appointed Living Room
- Entertainers Dining Room
- Light Filled Conservatory
- 'Magnet' Fitted Kitchen
- Luxury Family Bathroom
- Downstairs WC
- Landscaped Garden
- Driveway

DESCRIPTION

Situated in the much favoured 'Stainby Close'. This exceptional 3 bedroom semi-detached house offers approximately 1,111sq ft of well planned accommodation making it the perfect choice for family living. The ground floor accommodation is easy flowing and has a great feel comprising an entrance hallway, cloakroom/WC, 'Magnet' fitted kitchen with granite worksurfaces (integrated appliances include a Neff microwave, two full sized slide and hide Neff ovens, washer/dryer, 5 ring Neff induction hob and Bosch dishwasher), dining room which is perfect for entertaining and has a wide opening to a 17'11 by 11'0 living room with french doors leading to a conservatory enjoying views over the rear garden. Stairs

from the dining room lead to the first floor landing which provides access to three good sized bedrooms with oak flooring and a luxury family bathroom with modern suite.

OUTSIDE

Front: A dropped kerb provides vehicular access to a driveway (part concrete, part tarmac) providing parking for two vehicles. Paved pathway to front door. Balance laid to lawn.

Rear: Patio area with steps up to stepping stones leading to the rear of the garden, attractive planting borders and balance laid to lawn. Two low maintenance plastic sheds. Timber gate to side access.

LOCATION

A local school, shopping parade and bus routes are within walking distance. 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 combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazed 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	75	
(69-80) C		
(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 	

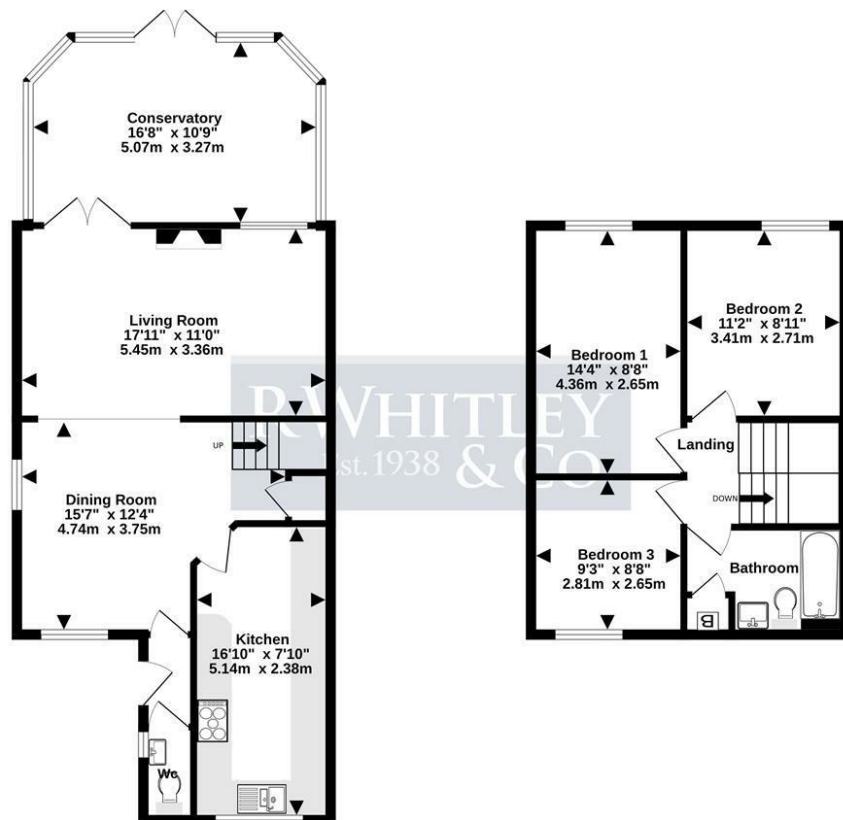






GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

FIRST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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