

117

Wise Lane
West Drayton
Middlesex
UB7 7EX

RWHITLEY
Est. 1938 & CO

Guide Price £469,950



- End-of-Terrace House
- Generous Garden
- Potential to Extend (Subject to Planning Permission)
- 3 Bedrooms
- Living Room
- Kitchen/Diner
- Bathroom + Separate WC
- Gas Combination Boiler
- No Onward Chain

DESCRIPTION

Situated on the popular 'Wise Lane Estate' and offered to market with no onward chain. A three bedroom end-of-terrace house which requires modernisation and has potential to extend to the side and rear (subject to planning permission). The property is conveniently located within walking distance of St. Martin's Primary School and is worthy of your early inspection. The well planned accommodation is arranged over two floors and comprises to the ground floor an entrance hall, front aspect living room and a kitchen/diner. Stairs from the hallway lead to the first floor landing which provides access to three good sized bedrooms, a bathroom and separate WC.

OUTSIDE

Front: A dropped kerb provides access to the driveway with hard standing surface to park vehicles in tandem. A separate pathway leads to the front door. Established shrubs, flower bed and balance laid to lawn. Shared alleyway to gain access from the front of the property to the rear garden.
 Side/Rear: Generous patio which extends to the space at the side of the property. Established shrubs with balance laid to lawn. Two useful brick build stores.

LOCATION

A local school, shopping parade and bus routes are just a short walk. The town centre of West Drayton (with mainline railway station and Elizabeth Line) 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 domestic hot water. Note: No radiators to the entrance hall, living room, landing, bedroom 3, bathroom and WC.

COUNCIL TAX BAND

We understand that the current council tax is band 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			83
(81-91) B			
(69-80) C		71	
(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	



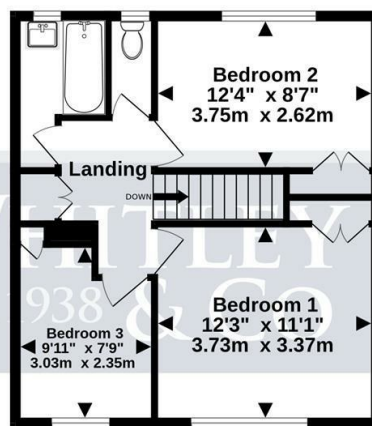
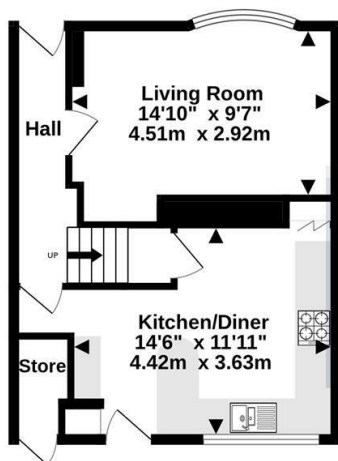




GROUND FLOOR
399 sq ft (37.1 sq m) approx.

FIRST FLOOR
449 sq ft (41.7 sq m) approx.

OUTSIDE STORES
12 sq ft (1.1 sq m) approx.



TOTAL FLOOR AREA EXCLUDES DETACHED OUTSIDE STORES

TOTAL FLOOR AREA : 848sq.ft. (78.8 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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