

30

Rowlheys Place
West Drayton
Middlesex
UB7 9NQ

RWHITLEY
Est. 1938 & CO

Guide Price £550,000



- 3 Bed Extended Semi Detached House
- Good Sized Living Room
- Separate Sitting Room
- Dining Room
- Fitted Kitchen
- First Floor Family Bathroom
- Good Sized Rear Garden
- Own Driveway
- Garage
- Gas Central Heating

DESCRIPTION

Situated in the much favoured 'Rowlheys Place'. This beautifully presented, extended 3 bedroom semi-detached house offers well planned accommodation making it the perfect choice for family living. The ground floor, easy flowing accommodation comprises an entrance hallway, cloakroom/WC, impressive 15'7 by 14'8 living room with feature fireplace, a further sitting room, fitted kitchen with door providing access to the rear garden and a dining room with sky lights and French doors to the rear garden. Stairs from the living room lead to the first floor landing which provides access to two double bedrooms, a single third bedroom and a modern family

bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to block paved driveway and garage. Rear: Natural stone patio with steps up to a further patio area which is currently enjoyed as a space for outside dining. The balance of the garden is laid to lawn with an attractive planting border.

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

WINDOWS

UPVC double glazed windows to the house. Timber single glazed windows to the garage.

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		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

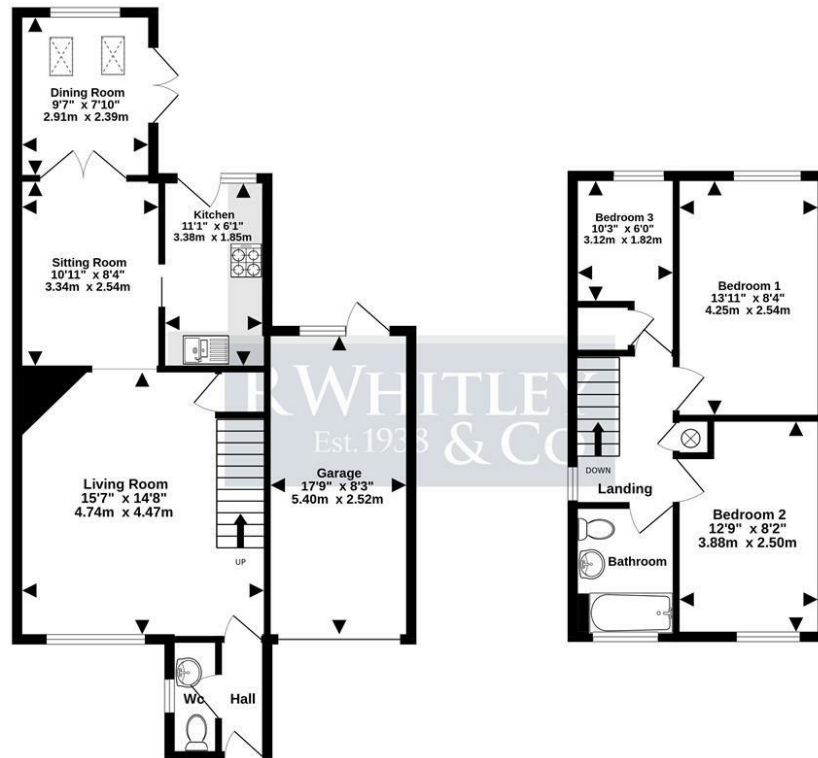






GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

FIRST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA INCLUDES GARAGE

TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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