

24

East Road
West Drayton
Middlesex
UB7 9EZ

RWHITLEY
Est. 1938 & CO

Guide Price £465,000



- Three Bedrooms
- Fitted Kitchen
- Dual Aspect Living Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazing
- Private Rear Garden
- No Chain

DESCRIPTION

This three bedroom terraced house is offered to the market with NO ONWARD CHAIN and has easy flowing accommodation providing generous space for family living and is well worthy of your early inspection. To the ground floor an entrance hall with two additional storage cupboards provides access to the kitchen fitted with a range of wall and floor cupboard units and a spacious dual aspect living room featuring a fireplace, bay window to the front and patio doors leading to the rear garden. Stairs from the entrance hall lead to the first floor landing which provides access to three good sized bedrooms and a family bathroom.

OUTSIDE

Front: Low level brick wall boundary with an opening for a pathway leading to the front

door. Laid lawn with shrubbery.

Rear: Shared alleyway to gain access from the front to the rear garden. Brick paving leads to useful brick store. Decking area flowing to area laid to lawn and well stocked borders.

LOCATION

East Road is situated about 1 mile from town centre with mainline railway station (benefitting from Crossrail). Local shopping (including a Sainsbury's local), bus routes and schools are all within easy 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 combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

Double glazed sealed unit windows

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.


TENURE

Freehold.

VIEWINGS

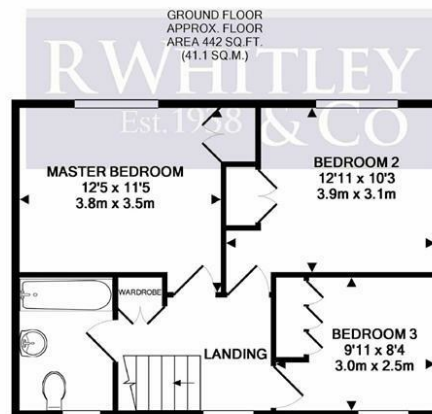
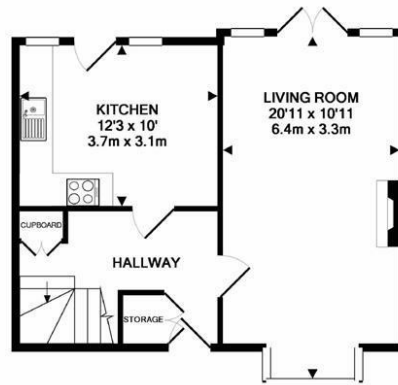
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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 	







1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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