

44

Money Lane  
West Drayton  
Middlesex  
UB7 7NX

RWHITLEY  
Est. 1938 & CO

# Guide Price £475,000



- 3 Bed Semi-Detached House
- Through Living/Dining Room
- Kitchen
- Bathroom
- Combination Gas Boiler
- Garden
- Garage
- Driveway
- No Onward Chain

## DESCRIPTION

Located in 'Money Lane' and within a short walk of St Catherine's Primary School, 'The Green' and the town centre with its mainline railway station and Elizabeth Line. This well proportioned 3 bedroom semi-detached house is offered to the market with no onward chain. The accommodation comprises an entrance hallway, through living/dining room with French doors out to the rear garden and fitted kitchen. Stairs from the entrance hallway lead to the first floor landing which provides access to two double bedrooms, a third sensibly sized bedroom and a bathroom.

## OUTSIDE

Front: A dropped kerb provides access to a block paved driveway.

Rear: Decked area with balance laid to lawn and in need of some landscaping. Garage which can be accessed via a service road to the rear.

## LOCATION

The town centre of Yiewsley and West Drayton with mainline railway station which benefits from The Elizabeth Line, bus routes and schools are all within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and the town centre of Uxbridge are all within easy motoring distance.

## HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

## 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



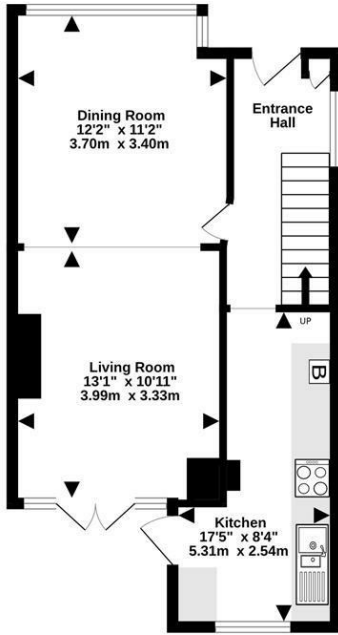




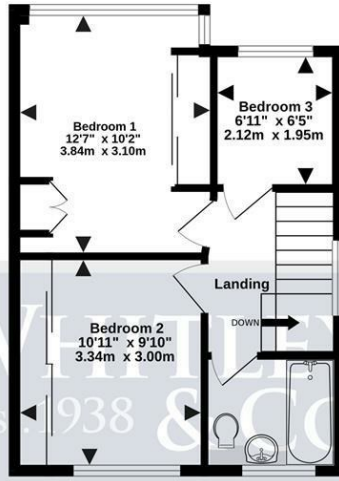




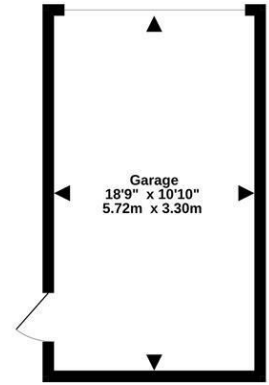
GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



FIRST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



GARAGE  
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 821sq.ft. (76.3 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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# RWHITLEY Est. 1938 & CO

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