

9

Thornton Avenue
West Drayton
Middlesex
UB7 9JT

RWHITLEY
Est. 1938 & CO

Guide Price £465,000



- Semi-Detached House
- Extended
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Ground Floor Bathroom & Separate WC
- Generous Rear Garden
- Off Street Parking

DESCRIPTION

Situated in 'Thornton Avenue' in a convenient location is this extended three bedroom semi-detached house which requires modernisation and is an opportunity to stamp your own mark. On entering the property you walk into an entrance porch which leads to a hallway with wide opening to a generous living room which flows to a dining room which forms the rear extension. The balance of the ground floor includes a fitted kitchen and a bathroom with separate WC. Stairs from the hall lead to the first floor landing where you will find three good sized bedrooms.

OUTSIDE

Front: A dropped kerb provides vehicular access to a hard standing surface to park two cars. Shared side access which leads to the rear

garden.

Rear: Block paved effect terrace with lawn beyond with pathway leading to the rear of the garden. Timber outbuilding. Timber shed. Shared vehicular access to the rear.

LOCATION

Bus routes and local shops including a Tesco Express are just a short walk. The town centre of West Drayton (with mainline railway station which benefits from The Elizabeth Line), town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport 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

Strictly by appointment with R Whitley & Co.

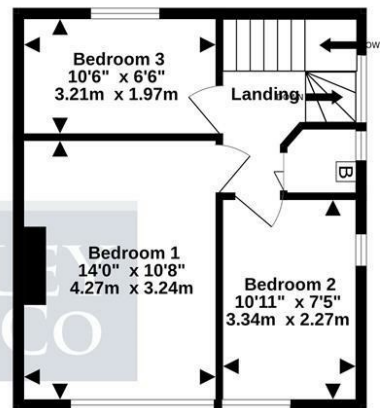
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

FIRST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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