

53

East Road  
West Drayton  
Middlesex  
UB7 9HA

RWHITLEY  
Est. 1938 & CO

# Guide Price £500,000



- End of Terrace House
- Requires Modernisation & Refurbishment
- Three Bedrooms
- Living/Dining Room
- Kitchen/Breakfast Room
- Off Street Parking
- Rear Garden
- No Upper Chain

## DESCRIPTION

Located in sought after 'East Road'. A three bedroom end of terrace house which boasts a wealth of potential for a purchaser to modernise and stamp their own mark. The generous accommodation is arranged over two floors. The ground floor comprises a good sized entrance hall with storage cupboard and under stairs cupboard, spacious and light filled dual aspect living room which features a bay window, kitchen/breakfast room fitted with a basic range of wall and floor cupboard units and a useful store with cloakroom/WC off. Stairs from the entrance hall lead to the first floor landing which provides access to a bathroom and three good sized bedrooms all with a built in wardrobe.

## OUTSIDE

Front: A dropped kerb provides vehicular access to a wide opening with a hard standing surface to park a car. Designed for easy maintenance with low level brick wall boundary.

Rear: A generous size rear garden which requires landscaping and has a concrete pathway leading to the rear of the garden.

## LOCATION

Bus routes and local shops 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.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	45	
(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 	

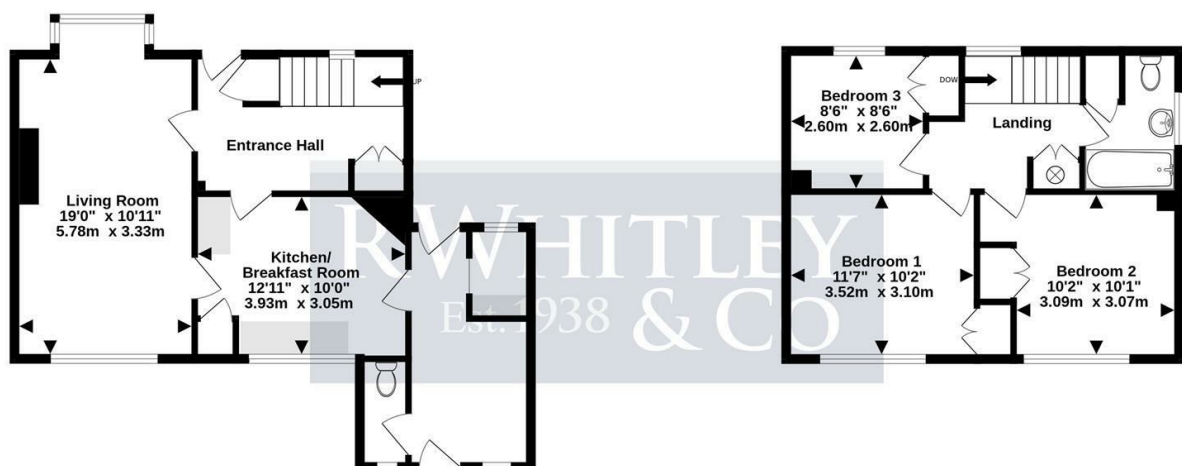






**GROUND FLOOR**  
570 sq.ft. (52.9 sq.m.) approx.

**FIRST FLOOR**  
443 sq.ft. (41.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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