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The Coppice
Yiewsley
Middlesex
UB7 8DP

RWHITLEY
Est. 1938 & CO

Guide Price £540,000



- Superb 4 Bedroom Family Home
- Ensuite to Downstairs Bedroom
- Additional Downstairs W.C.
- Full Width Extension to Rear
- Detached Office/Gym + Storage
- Quality Fitted Kitchen/Diner
- Well Tended Garden + Patio
- Tastefully Upgraded
- Spacious Accommodation

DESCRIPTION

A simply superb 4 Bedroom End-Of-Terrace house. This lovely family home has been tastefully upgraded by the current owners and features a ground floor bedroom with en-suite shower room, cloakroom/W.C, full width rear extension incorporating a quality kitchen/diner, separate lounge, 3 large first floor bedrooms and a family bathroom. Other benefits include gas central heating, generous sized accommodation and double glazed windows and doors.

OUTSIDE

Front: Block paved front garden area enclosed with brick wall.

Rear: Mainly laid to well kept lawn with patio area and path leading to detached office /

gym and storage facility with light and power. Garden lighting on side garden wall and wood panel fencing.

LOCATION

Hillingdon Hospital and bus routes are just a short walk. The town centre of Yiewsley and West Drayton (with mainline railway station with Elizabeth Line). Uxbridge town centre, Stockley Business Park, London Heathrow Airport and the motorway network are all within easy motoring distance.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water. Underfloor heating to kitchen.

WINDOWS

Double glazed windows and doors.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains electricity, gas, water and drainage.

TENURE

Freehold.

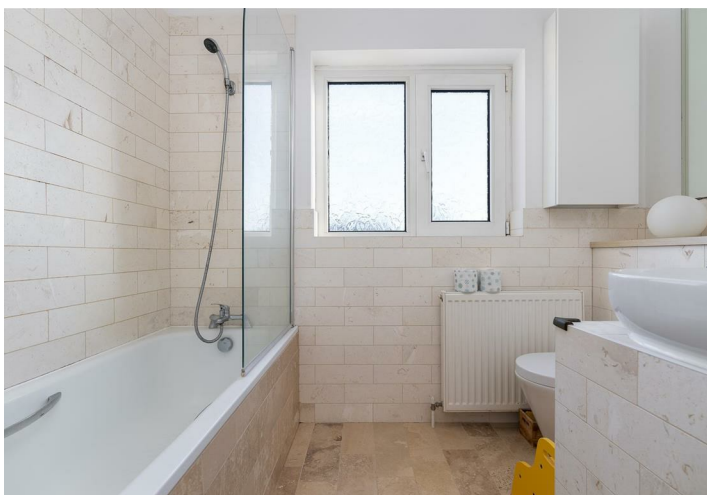
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	



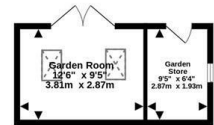
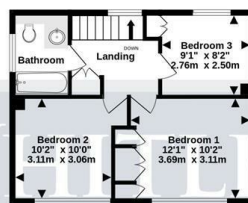
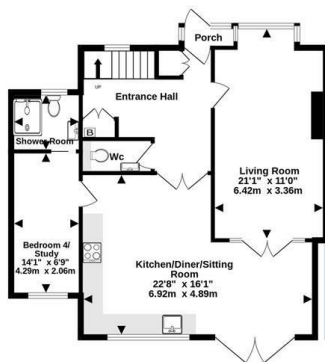




GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

FIRST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

OUTBUILDING
178 sq.ft. (16.5 sq.m.) approx.



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TOTAL FLOOR AREA EXCLUDES OUTBUILDING

TOTAL FLOOR AREA : 1246sq.ft. (115.8 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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