

42

Autumn Way
West Drayton
Middlesex
UB7 9GE

RWHITLEY
Est. 1938 & CO

Guide Price £635,000



- Town House
- 3/4 Double Bedrooms
- Entertainers Kitchen/Dining Room
- Principal Bedroom With En-Suite Shower Room
- Family Bathroom
- Cloakroom/WC
- Generous Rear Garden
- Two Allocated Parking Spaces
- No Upper Chain

DESCRIPTION

Nestled in the prestigious 'Drayton Garden Village' and set back in a sweeping crescent of terrace town houses is this generous 3/4 bedroom home with approximately 1341 sq ft of well planned accommodation laid out over three floors.

To the ground floor there is an inviting entrance hall with cloakroom/WC off and boasting attractive tiled flooring which flows via double casement doors to a light filled kitchen/dining room which is the perfect space for day to day living and to entertain family and friends. The kitchen is well appointed with a range of stylish wall and floor cupboard units with a wealth of integrated appliances.

Stairs from the entrance hall lead to the first floor where you will find a front aspect living room which could be used as a fourth bedroom and has french doors opening out onto a balcony which has far reaching views over communal grounds and the development beyond. The family bathroom is fully tiled with a modern suite. The balance of the floor comprises of a double bedroom and the landing with stairs to the second floor.

To the second floor there is a landing with handy storage cupboard, further double bedroom and the principal bedroom which has fitted wardrobes and an en-suite shower room.

HEATING & HOT WATER

A communal district boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazed sealed unit windows.

OUTSIDE

Front: Enclosed flower bed, pathway leading to the front door.
Rear: Fully enclosed with fenced boundaries. Extensive paved terrace which extends to a pathway leading to the bottom of the garden. Area which can be laid to lawn for easy maintenance. Timber gate to shared rear access.

COUNCIL TAX BAND

We understand that the current council tax band is F.

RENTCHARGE

We understand there is an annual rentcharge payable towards the upkeep of the estate. The amount payable in 2022 was £455.04.*

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold.


VIEWINGS

Strictly by appointment with R Whitley & Co.

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(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 	



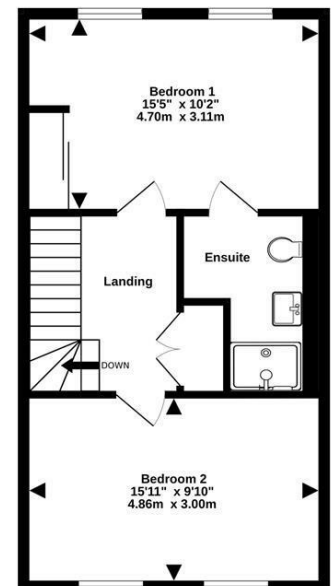
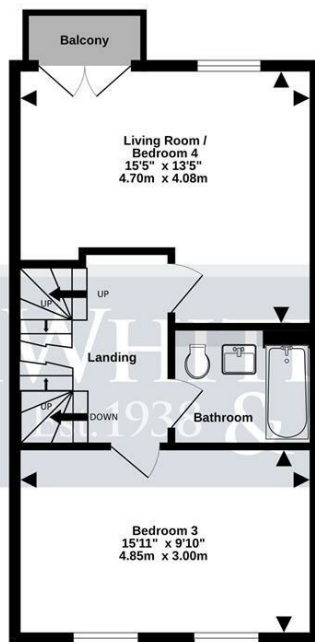
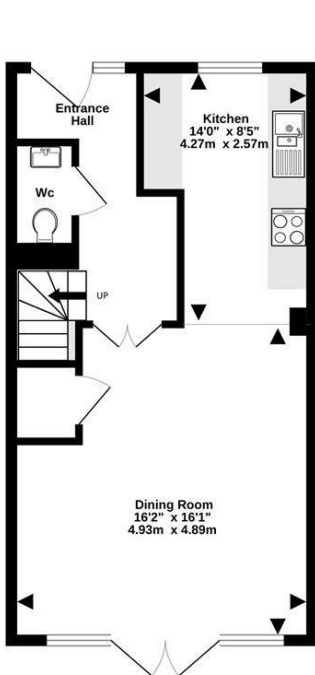




GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

FIRST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

SECOND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 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.
Made with Metropix ©2024

RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

