

24

Spring Promenade
West Drayton
Middlesex
UB7 9GL

RWHITLEY
Est. 1938 & CO

Guide Price £659,950



- Spacious Four Bedroom Town House
- Generous open Plan Kitchen, Dining and Living Room
- Downstairs WC
- Family Bathroom to First Floor
- Principal Bedroom with En-suite
- Jack and Jill Style Bathroom
- Private Rear Garden
- Two Allocated Gated Parking Spaces
- Double Glazing

DESCRIPTION

Located on the exclusive 'Drayton Garden Village' development. A beautifully presented four bedroom end of terrace town house which is within walking distance of the town centre and mainline railway station which benefits from The Elizabeth Line. The accommodation is arranged over three levels. The ground floor comprises an entrance hall with a useful storage cupboard, cloakroom/WC and a stylish fitted kitchen/diner which effortlessly flows to the living room which is a wonderful family space boasting an abundance of light and enjoys views over the rear garden. Stairs from the entrance hall lead to the first floor landing where you will find a family bathroom as well as bedroom 4 and the principal

bedroom which is generous size and comes complete with an en-suite shower room, built in wardrobes and a balcony. Stairs from the first floor landing lead to the second floor where you will find two further spacious bedrooms which share a Jack and Jill style bathroom.

OUTSIDE

Front: Pathway leading to the front door with mature shrubs. A hoop top metal garden fence extends to the side.

Rear: Private rear garden with a large patio area, perfect for entertaining in the summer months and an area of lawn with an attractive planted border surround and timber garden shed. Two allocated parking spaces set behind electronically operate gates.

LOCATION

Drayton Garden Village is situated within walking distance of the town centre with mainline railway station (with Elizabeth Line). Local shopping (including a Sainsbury's local) and bus routes are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

SERVICE CHARGE

We understand the biannual estate service charge payable is currently £230.*

HEATING & HOT WATER

District heating system provides heating and domestic hot water.

WINDOWS

UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is F.

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

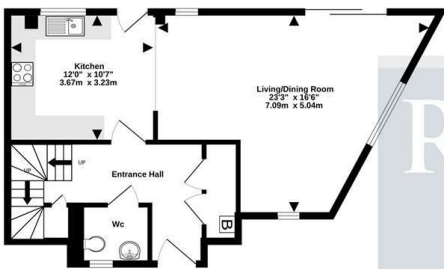
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



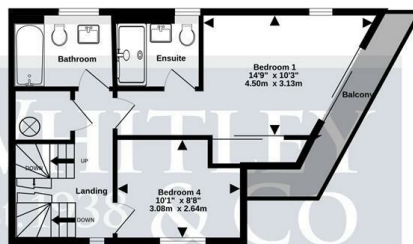




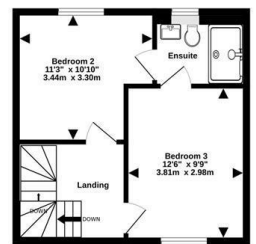
GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



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



SECOND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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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