

11

Whitethorn Avenue
Yiewsley
Middlesex
UB7 8JX

RWHITLEY
Est. 1938 & CO

Guide Price £565,000



- End of Terrace House
- Potential to Extend (Subject To Planning Permission)
- Three Bedrooms
- Living Room
- Study/Family Room
- Dining Room
- Fitted Kitchen
- First Floor Shower Room
- Garage
- Corner Sited

DESCRIPTION

This extended three bedroom end of terraced house delights with its corner position, established garden, family friendly layout, stunning interiors and potential to further extend (subject to planning permission). The property has been greatly improved by the present vendors and is enviably located within easy reach of the town centre with mainline railway station. The accommodation to the ground floor comprises an inviting entrance porch which leads to a lobby with stairs to the first floor, fabulous living room with wide opening to a study/family room, dual aspect dining room enjoying views over the garden and a kitchen fitted with shaker

style wall and floor cupboard units. To the first floor you will find a dual aspect principal bedroom, second double bedroom, third single bedroom and a stylish shower room.

OUTSIDE

Front: Established hedging provides privacy. Timber gate provides access to a block paved pathway leading to the front door. Well stocked borders and a generous area laid to lawn. Side space providing potential to extend (subject to planning permission). Attractive wall with ornamental iron gate to rear garden. Detached garage (power and lighting) with up and over door accessed via concrete driveway/parking with dropped kerb and timber gates.

Rear: Paved terrace with lawn. Brick built store.

LOCATION

Bus routes and the town centre of West Drayton with mainline railway station which benefits from Crossrail are both within walking distance. The 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 windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

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		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		85
	EU Directive 2002/91/EC	



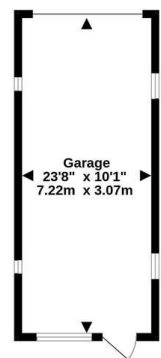
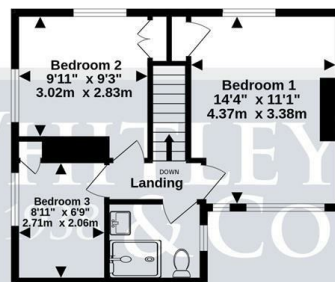
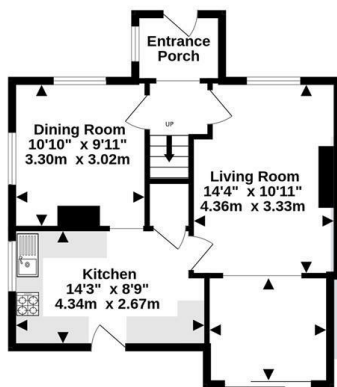




GROUND FLOOR
511 sq. ft. (47.4 sq.m.) approx.

FIRST FLOOR
404 sq. ft. (37.6 sq.m.) approx.

GARAGE
239 sq. ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 915sq.ft. (85.0 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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