

15

Briar Way  
West Drayton  
Middlesex  
UB7 9AR

RWHITLEY  
Est. 1938 & CO

# Guide Price £445,000



- No Onward Chain
- 3 Bed Mid-Terraced House
- Living Room
- Kitchen/Diner
- Family Bathroom
- Garden Room
- Outside Utility Room + WC
- Garden
- Gas Central Heating

## DESCRIPTION

This well planned 3 bedroom mid-terrace house is sold with the benefit of no onward chain complications. The accommodation comprises a generous porch leading to an entrance hallway, spacious living room with french doors opening out onto the rear garden, kitchen/diner fitted with modern wood effect wall and floor cupboard units, contemporary first floor bathroom which is well appointed with marble effect tiled walls and floor, generous main bedroom, second double bedroom and third single bedroom.

## OUTSIDE

Front: Low maintenance front garden area.  
Rear: Area of natural stone patio. Balance is block paved with some planting borders

containing established trees. Utility room. WC. 15'0 x 7'5 garden room.

## LOCATION

A local shopping parade and bus routes are just a short walk. The town centre of West Drayton (with mainline railway station & Elizabeth Line), Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park 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.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains gas, electricity, water and drainage.


## TENURE

Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

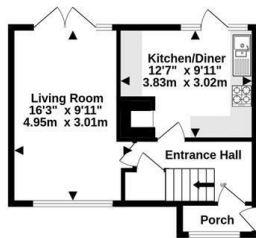
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



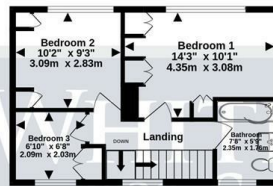




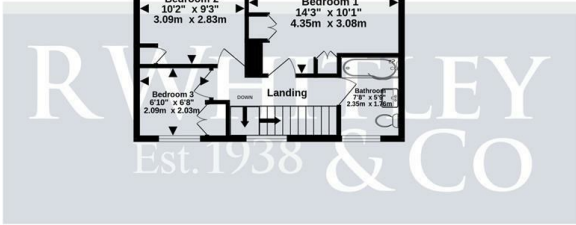
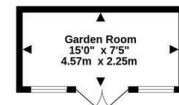
GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



FIRST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



OUTBUILDINGS  
162 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 763sq.ft. (70.9 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

