

39

Great Benty  
West Drayton  
Middlesex  
UB7 7UP

RWHITLEY  
Est. 1938 & CO



# Guide Price £439,950



- No Onward Chain
- 3 Bed Mid-Terraced House
- Living Room
- Kitchen/Diner
- Shower Room
- WC
- Generous Rear Garden

## DESCRIPTION

Situated on the ever popular 'Wise Lane Estate' this three bedroom mid-terrace house offers the new owner an opportunity to stamp their own mark. The property offers well planned accommodation and is within walking distance of St. Martin's Primary School. The generous accommodation is arranged over two floors and comprises, to the ground floor, an entrance hallway, front aspect living room and a kitchen/diner. Stairs from the hallway lead to the first floor landing which provides access to three good sized bedrooms, a shower room and separate WC.

## OUTSIDE

Front: Concrete pathway to front door. Balance laid to lawn with planting borders. Rear: Shared alleyway to gain access from the front of the property to the rear garden. Useful brick built store. Concrete patio area.

Balance mainly laid to lawn with further patio area to rear. Timber shed.

## LOCATION

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

## HEATING & HOT WATER

A gas fired back boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in a hot water cylinder.

## WINDOWS

Mainly double glazing.

## 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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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 	









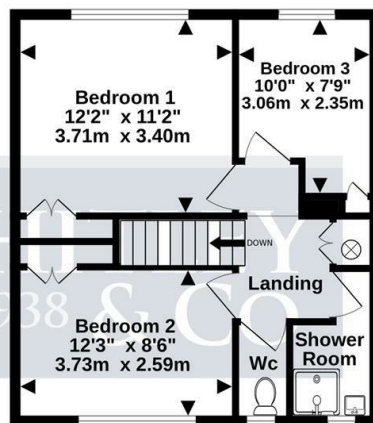
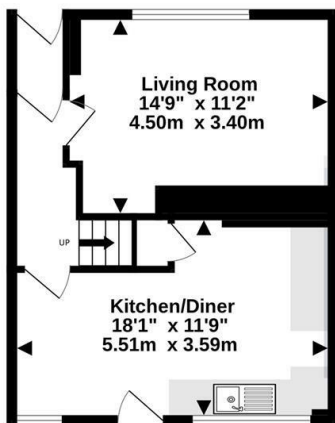




GROUND FLOOR  
387 sq ft. (35.5 sq m.) approx.

FIRST FLOOR  
446 sq ft. (41.3 sq m.) approx.

OUTSIDE STORE CUPBOARDS  
12 sq ft. (1.1 sq m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTSIDE STORE CUPBOARDS

TOTAL FLOOR AREA : 827sq.ft. (76.8 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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