

17

Harmondsworth Road
West Drayton
Middlesex
UB7 9JJ

RWHITLEY
Est. 1938 & CO

Guide Price £475,000



- Extended 3 Bedroom Mid-Terrace House
- Living Room
- Dining Room
- Fitted Kitchen
- Luxury Bathroom
- En-Suite Shower Room to Main Bedroom
- Garden
- Gas Central Heating
- Double Glazing

DESCRIPTION

An extended three bedroom mid-terrace house which has been much improved by the current owners and is located within easy reach of an array of amenities. The accommodation comprises a useful entrance porch leading to a spacious living room with bay window and attractive feature fireplace. The living room flows into the dining room which in turn provides access to both the fitted kitchen with French doors to the garden as well as a lobby leading to a modern, fully tiled family bathroom. Stairs from the living room lead to the first floor which provides access to the main double bedroom which has a luxury en-suite shower room, as well as two further bedrooms.

OUTSIDE

Front: A dropped kerb provides vehicular access to an area of block paved driveway.
Rear: Patio with footpath leading to rear of garden. Balance laid mainly to lawn with flower beds. Timber Shed.

LOCATION

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

HEATING & HOT WATER

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

WINDOWS

UPVC double glazed sealed unit windows.

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) A		
(81-91) B		80
(69-80) C	65	
(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	

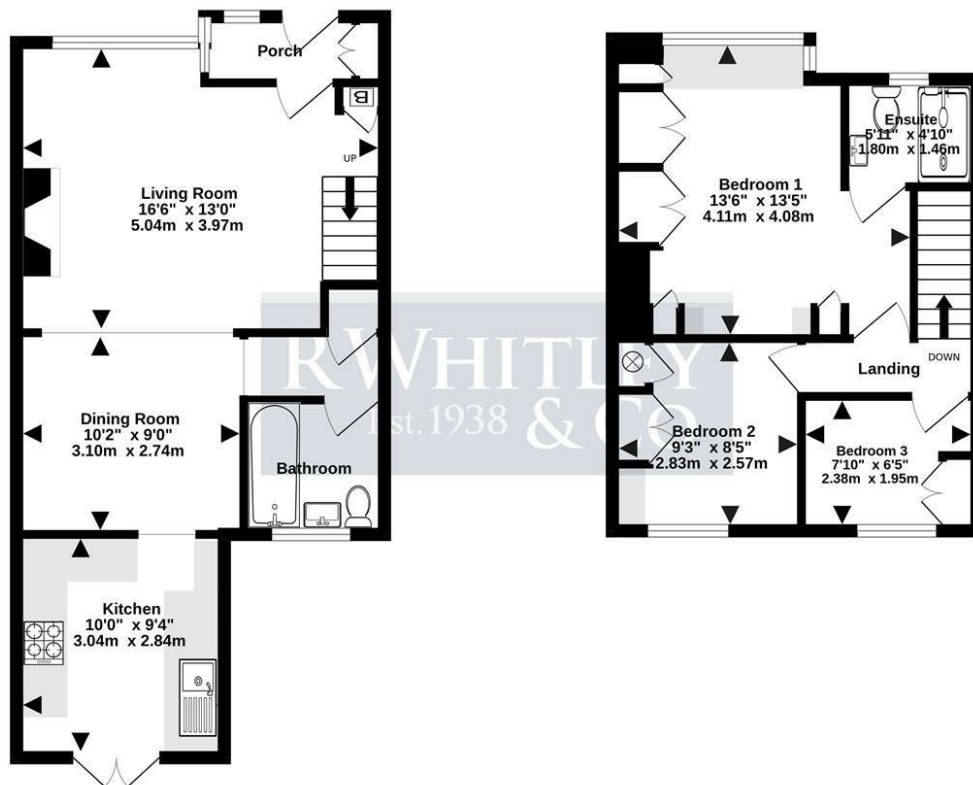






GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

FIRST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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