

72

Mill Road
West Drayton
Middlesex
UB7 7EH

RWHITLEY
Est. 1938 & CO

Guide Price £475,000



- No Onward Chain
- 3 Bed Semi-Detached House
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Gas Central Heating
- Garden

DESCRIPTION

This three bedroom semi-detached house has been recently improved yet offers potential for any purchaser to stamp their own mark. The property is offered to market with no upper chain and has well planned accommodation comprising an entrance hallway, spacious 12'7 x 11'3 living room with bay window, 12'8 x 11'1 dining room and a fitted kitchen. Stairs from the entrance hallway lead to the landing which provides access to the main double bedroom with bay window, further double bedroom overlooking the rear garden, sensibly sized third bedroom and a bathroom.

OUTSIDE

Front: Mainly paved with concrete footpath.
Rear: Requires landscaping and currently mainly laid to lawn.

LOCATION

The town centre of West Drayton with mainline railway station (including The Elizabeth Line), bus routes, schools, The Green and The Closes Park are within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre 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

Double glazed.

COUNCIL TAX BAND

We understand that the current council tax band is E.

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		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

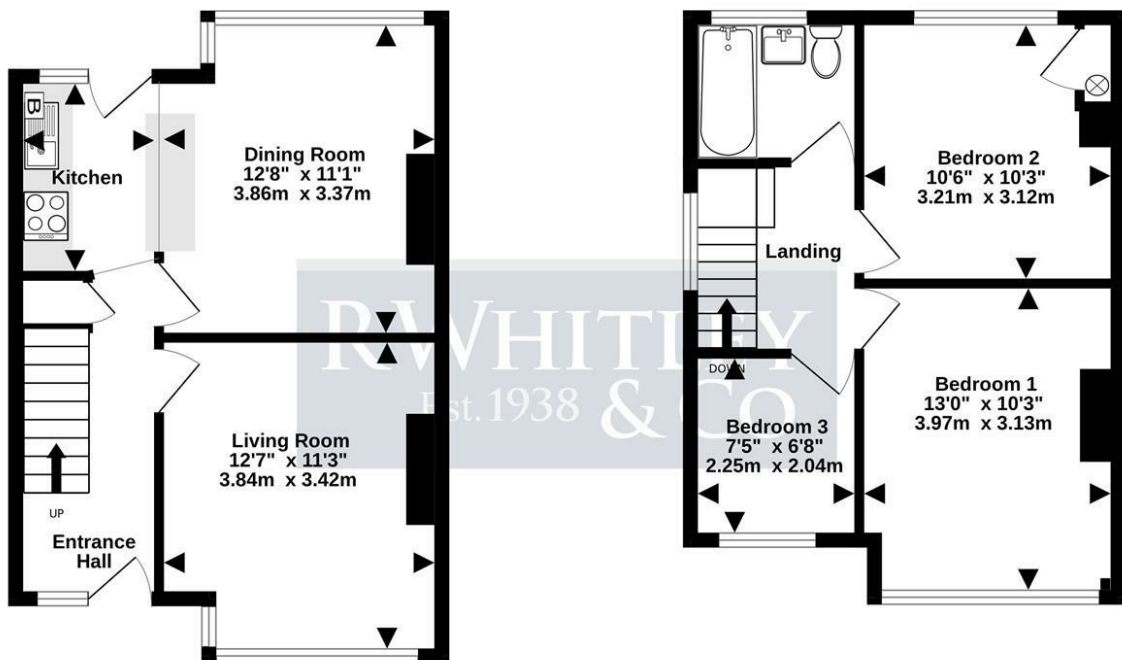






GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

FIRST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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