

20

Autumn Way  
West Drayton  
Middlesex  
UB7 9GE

RWHITLEY  
Est. 1938 & CO

# Guide Price £520,000



- Mid-Terrace House
- Three Bedrooms
- Living Room
- Kitchen/Diner
- Downstairs WC
- Double Glazing
- Two Allocated Parking Spaces
- No Upper Chain

## DESCRIPTION

Located on the exclusive 'Drayton Garden Village' development this attractive three bedroom mid-terraced house is offered for sale with no onward chain complications. The property boasts approximately 975 sq ft of generous and well planned accommodation arranged over two floors. To the ground floor there is an entrance hallway, spacious 14'11 x 11'5 living room, WC and kitchen/diner fitted with French doors to the rear garden. Stairs from the entrance hallway lead to the first floor landing which provides access to the generous 15'10 x 11'3 main double bedroom with fitted wardrobes and en-suite shower room, second double bedroom with built in wardrobe, third sensibly sized bedroom and a family bathroom.

## HEATING & HOT WATER

A communal district boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

UPVC double glazing.

## OUTSIDE

Front: Paved pathway to front door with balance laid to lawn.

Rear: Patio extending to paved pathway leading to the bottom of the garden. Balance laid to lawn. Shed. Rear pedestrian access.

Two allocated parking spaces in gated area.

## LOCATION

Drayton Garden Village is situated within walking distance of the town centre with mainline railway station (with Elizabeth Line). Local shopping (including a Sainsbury's local) and bus routes are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

## RENTCHARGE

We understand there is an annual rentcharge payable towards the upkeep of the estate. The amount payable in 2024 was £230.75.\*

## COUNCIL TAX BAND

We understand that the current council tax band is E.

## SERVICES

Mains electricity, water and drainage.

## TENURE

Freehold.

## VIEWINGS

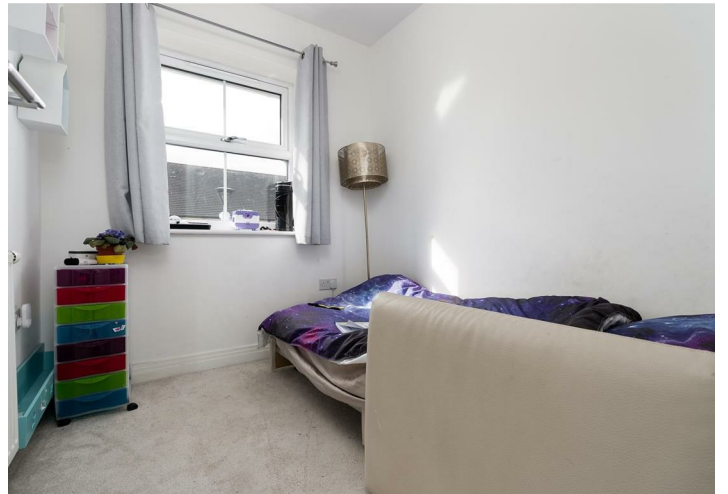
Strictly by appointment with R Whitley & Co.

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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	

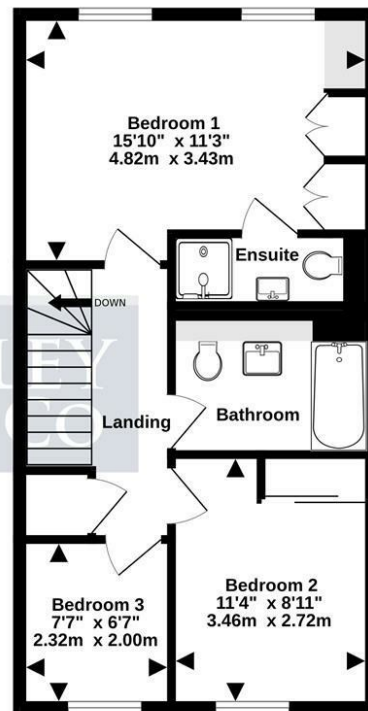
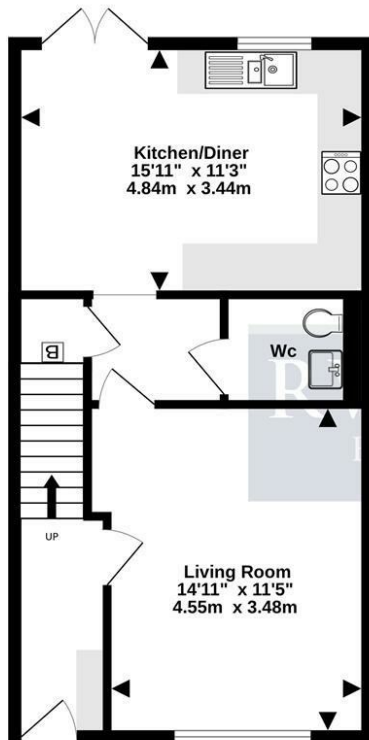






**GROUND FLOOR**  
491 sq.ft. (45.6 sq.m.) approx.

**FIRST FLOOR**  
484 sq.ft. (44.9 sq.m.) approx.



**TOTAL FLOOR AREA: 975 sq.ft. (90.5 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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