

23

Cherry Orchard  
West Drayton  
Middlesex  
UB7 7JR

RWHITLEY  
Est. 1938 & CO

# Guide Price £610,000



- Semi-Detached House
- Three Bedrooms
- Potential to Extend (Subject to Planning Permission)
- Front Aspect Living Room
- Kitchen/Dining Room
- First Floor Bathroom
- Garage
- Ample Parking
- No Upper Chain

## DESCRIPTION

Nestled in the prestigious and sought after 'Cherry Orchard'. This characterful and charming 1930's bay fronted three bedroom semi-detached house has space to the side providing potential to extend (subject to planning permission). The property has been lovingly updated and tastefully modernised by the presents vendors to create a fabulous space to meet the demands of a modern family lifestyle. To the ground floor there is an inviting entrance hallway, cloakroom/WC and a stunning living room with feature fireplace and imposing bay window overlooking the cul-de-sac. The hub of the house is the kitchen/diner which is fitted with shaker style wall and floor cupboard units with oak effect

worksurfaces and boasts a wonderful entertaining area with french doors to the rear garden. Stairs from the entrance hall lead to the first floor landing where you will find the principal bedroom with excellent fitted wardrobes, second double bedroom, third single bedroom and and stylish bathroom with bath and separate WC.

## OUTSIDE

Front: A concrete pathway leads to the front door. Laid out lawn with well stocked flower borders. A dropped kerb provides vehicular access to a shared driveway with double gates to the side with concrete surface providing ample parking and flowing to the detached garage.

Rear: Concrete surface perfect as a seating area with crazy paved pathway leading to the bottom of the garden. Established hedge providing privacy with extensive well tended lawn and flower borders.

## LOCATION

The property is within walking distance of the mainline railway station which benefits from The Elizabeth Line. Schools, independent shops, supermarkets and bus routes are close by. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport 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 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>65</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	



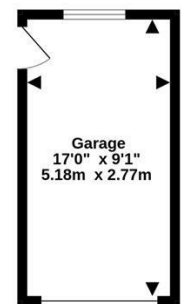
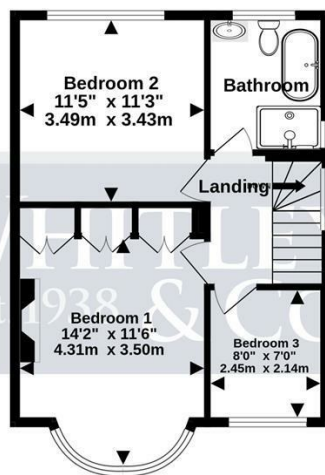
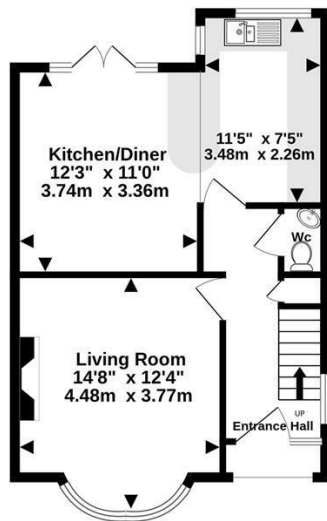




GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

FIRST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.

GARAGE  
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 938sq.ft. (87.1 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.

Made with Metropix ©2024

# RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

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)

