

13

Mill Road
West Drayton
Middlesex
UB7 7EQ

RWHITLEY
Est. 1938 & CO

Guide Price £525,000



- No Onward Chain
- 1930's Semi-Detached House
- Three Bedrooms
- Living/Dining Room
- Kitchen
- Conservatory
- Downstairs WC
- Generous Garden
- Gas Central Heating
- Double Glazing

DESCRIPTION

A charming 1930's bay fronted three bedroom semi-detached house which has been a family home for over five decades and has been extremely well cared for and greatly improved over the years. A standout feature of the property is the secluded rear garden which has been meticulously maintained featuring a raised terrace, swooping pathway with lawn, pergola and well stocked established borders. The house, which is located within a short walk of 'The Green' and within 'The Conservation Area', boasts easy access to the town centre with mainline railway station and has well planned accommodation worthy of your early inspection. Upon entering the house you will

notice the spacious layout to include an inviting entrance hall flowing to a through living/dining room which has a bay window flooding the room with natural light and sliding patio doors to a conservatory with views over the truly impressive rear garden. The balance of the ground floor includes a useful cloakroom/WC and a galley style fitted kitchen. Stairs from the entrance hall lead to the first floor landing which provides access to three good sized bedrooms (two doubles and one single) and a family bathroom with separate WC.

OUTSIDE

Front: Dropped kerb to a driveway providing parking for two vehicles.

Rear: Natural stone patio with steps down to a swooping pathway leading to two further patio areas. Balance mainly laid to lawn. Side access to front of property.

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 combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC 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) A		
(81-91) B		86
(69-80) C	66	
(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	

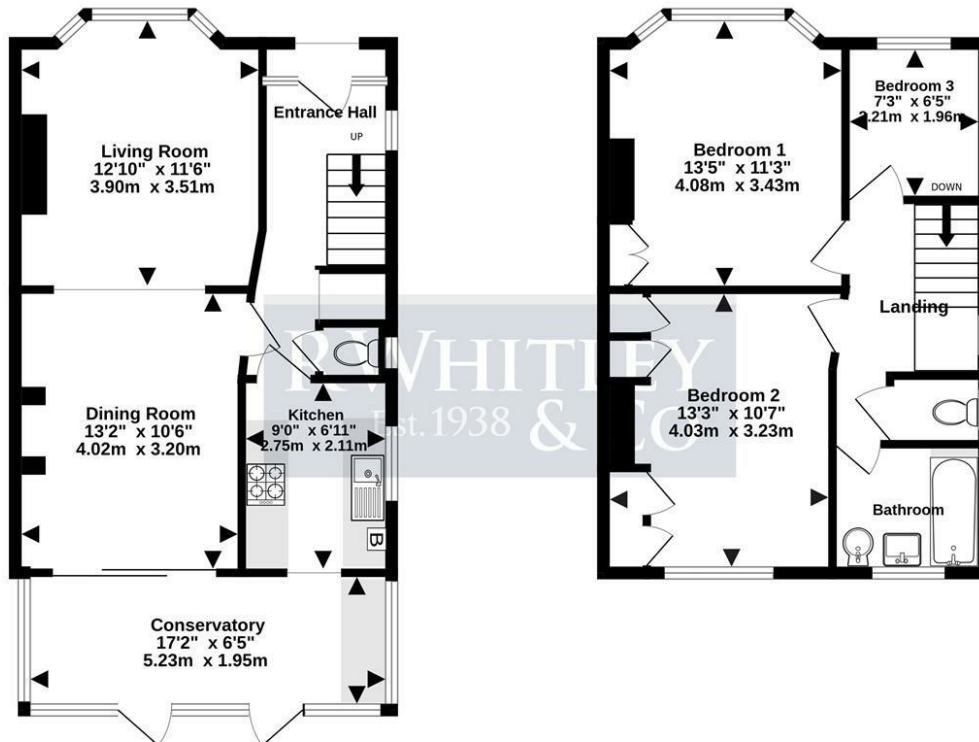






GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

FIRST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

