

44

Blossom Way  
West Drayton  
Middlesex  
UB7 9HF

RWHITLEY  
Est. 1938 & CO

# Guide Price £675,000



- Extended Semi-Detached House
- Four Bedrooms
- Through Living Room/Dining Room
- Open Plan Kitchen/Family Room
- Bi-Fold Doors to Landscaped Garden
- Downstairs WC
- En-Suite Shower Room
- Luxury Family Bathroom
- Gas Central Heating

## DESCRIPTION

Beyond its bay fronted and attractive facade this four bedroom semi-detached house has been extended and completely transformed into an exceptional home. Creatively executed with stylish interiors in mind this rare to market property has been designed for families and has been upgraded to a high standard. The hub of the house is the fabulous fitted kitchen with quartz worksurfaces and bi-folding doors which bring the outside in. The balance of the ground floor accommodation comprises an entrance hall, cloakroom/WC and a living/dining room which is the perfect space for formal entertaining with an imposing bay window. Stairs from the entrance hall lead to the first floor landing

where you will find two double bedrooms with fitted wardrobes, one generous single bedroom and a stunning family bathroom. Stairs from the first floor landing lead to the second floor where the loft has been converted into a large principal bedroom with en-suite shower room.

## OUTSIDE

Front: A dropped kerb provides vehicular access to an area of block paving to park two cars. Double wrought iron gates to shared side access which leads to a further metal gate to the rear garden.

Rear: The rear garden is mainly laid to lawn with a granite patio and planting borders. Generous garden room.

## LOCATION

Bus routes are just a short walk. Local shops, the town centre of West Drayton (with mainline railway station which will benefit from Crossrail), town centre of Uxbridge, Stockley Business Park, the motorway network and 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

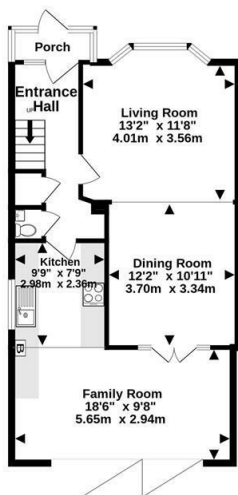
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



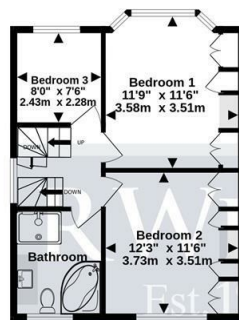




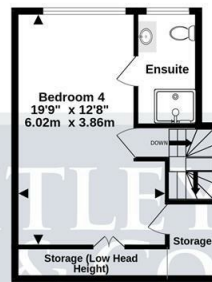
GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



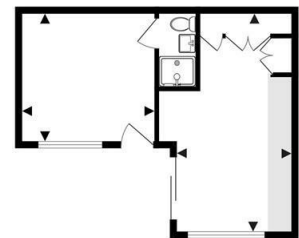
FIRST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



SECOND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



OUTBUILDING  
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDING

TOTAL FLOOR AREA : 1483sq.ft. (137.8 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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# RWHITLEY Est. 1938 & CO

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