

28

Blossom Way  
West Drayton  
Middlesex  
UB7 9HF

RWHITLEY  
Est. 1938 & CO

# Offers In The Region Of £568,500



- No Onward Chain
- Bay Fronted Semi-Detached House
- Three Bedrooms
- Two Reception Room
- Modern Kitchen
- Family Bathroom
- Driveway
- Garden
- Garage
- Gas Central Heating

## DESCRIPTION

This generously proportioned and well presented and maintained bay-fronted three bedroom semi-detached house is offered to market with no onward chain complications. The thoughtfully planned accommodation comprises a welcoming entrance hallway providing access to the light filled 14'1 x 13'1 living room with bay window, dining room with sliding doors out to the rear garden and stylish kitchen with granite effect laminate worksurfaces. Stairs from the entrance hallway lead to the first floor landing which provides access to the main double bedroom with bay window, second double bedroom with views over the rear garden, third sensibly sized bedroom and fully tiled bathroom with

white suite.

## OUTSIDE

Front: A dropped kerb provides access to a concrete driveway. A shared driveway to the side of the property provides access to the brick built garage.

Rear: Patio area with balance mainly laid to lawn.

## LOCATION

Bus routes are just a short walk. Local shops, the town centre of West Drayton (with mainline railway station and Elizabeth Line), 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 (except for garage).

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains gas, electricity, water and drainage.


## TENURE

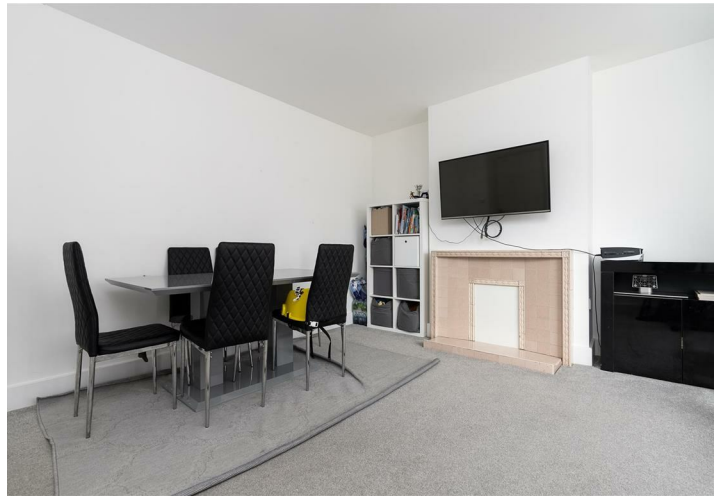
Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</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 	



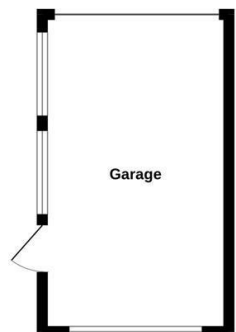
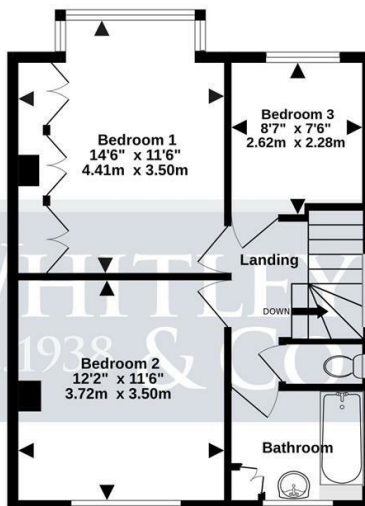
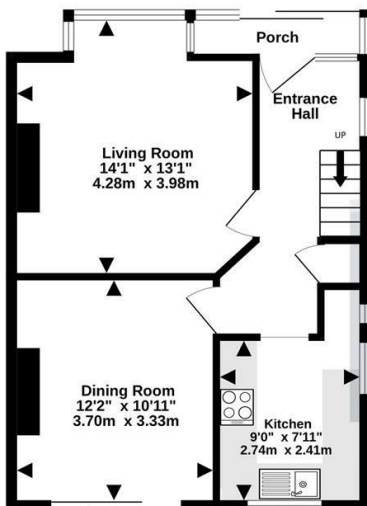




GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

FIRST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

GARAGE  
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 943sq.ft. (87.6 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)

