

12

Great Benty  
West Drayton  
Middlesex  
UB7 7UW

RWHITLEY  
Est. 1938 & CO

# Guide Price £460,000



- Semi-Detached House
- Potential To Extend (Subject To Planning Permission)
- New Roof
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Living Room
- Sitting Room
- First Floor Shower Room
- Ample Parking
- No Upper Chain

## DESCRIPTION

This two bedroom semi-detached house already benefits an extension to the rear and offers further potential to extend to create a home suitable for the larger or growing family. The house, which requires modernisation, is located on the sought after 'Wise Lane Estate' and is available for sale with no upper chain. The property, which benefits from a new roof, has easy flowing accommodation comprising an entrance porch, spacious living room, kitchen/breakfast room, sitting room, generous dual aspect principal bedroom, second double bedroom and a shower room.

## OUTSIDE

Front: A dropped kerb provides vehicular access to a concrete driveway which leads to the garage at the rear. Extensive block paving where you can park multiple vehicles.

Rear: Generous patio with low level brick wall surround. Concrete pathway which leads to a greenhouse and a shed at the rear. Laid to lawn with attractive flower borders.

## LOCATION

A local school, shopping parade and bus routes are just a short walk. The town centre of West Drayton (with mainline railway station benefiting from The Elizabeth Line) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park 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

Mainly 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	67	
(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	









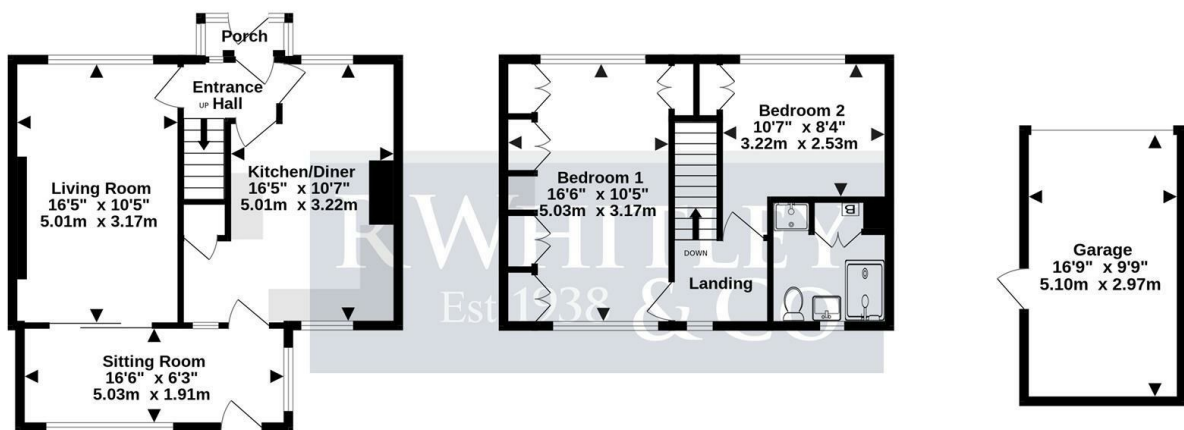




GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.

FIRST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.

GARAGE  
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 887sq.ft. (82.4 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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