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Mulberry Crescent  
West Drayton  
Middlesex  
UB7 9AG

RWHITLEY  
Est. 1938 & CO

# Guide Price £479,950



- End Terraced House
- Three Bedrooms
- Dual Aspect Living Room
- Kitchen/Dining Room
- First Floor Bathroom
- Beautiful South Facing Rear Garden
- Potential To Extend (Subject to Planning Permission)

## DESCRIPTION

This three bedroom end terraced house has been thoughtfully updated by the current owner and offers great accommodation for family living as well as having the potential to extend (subject to planning permission). The property is situated approximately a mile from the town centre with mainline railway station which benefits from The Elizabeth Line. To the ground floor there is an entrance hallway with useful storage, spacious dual aspect living room which is tastefully presented and has a bay window, kitchen/diner and a storage room with useful WC off. Stairs from the entrance hall lead to the first floor landing where you will find a beautifully appointed principal bedroom with fitted wardrobes, second double bedroom also with fitted wardrobes, good sized third bedroom and a bathroom.

## OUTSIDE

Front: Designed for easy maintenance with pathway leading to the front door.

Rear: The extensive south facing rear garden space is a real feature of the property boasting a large terrace perfect for entertaining in the summer months, slate chipped surface with a designated bbq area and an expansive lawn and established flower borders.

Note: There is a timber summerhouse which the vendor may be willing to sell subject to separate negotiation.

## LOCATION

Mulberry Crescent is situated about 1 mile from town centre with mainline railway station which benefits from The Elizabeth Line. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy 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 boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

## 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

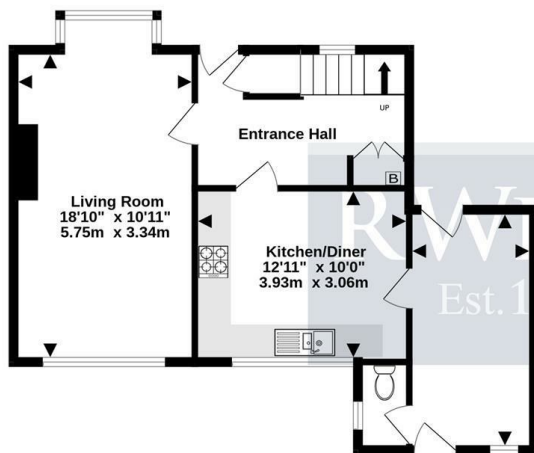
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



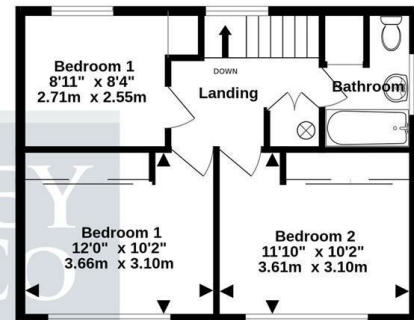




**GROUND FLOOR**  
581 sq.ft. (54.0 sq.m.) approx.



**FIRST FLOOR**  
440 sq.ft. (40.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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