

14

St. Stephens Road
West Drayton
Middlesex
UB7 7RL

RWHITLEY
Est. 1938 & CO

Guide Price £500,000



- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Basic Fitted Kitchen
- First Floor Bathroom
- Central Location
- No Upper Chain

DESCRIPTION

Situated in a central location just a short walk to the town centre and the mainline railway station which benefits from Crossrail. An opportunity to purchase a bay fronted three bedroom semi-detached house which requires modernisation and is offered to market with no onward chain complications. Boasting generous room sizes well worthy of your early inspection the easy flowing accommodation to the ground floor comprises an entrance hall, front aspect living room with original fireplace which could be restored to its former glory, kitchen, utility room, WC, dining room again with original fireplace which could be restored and lastly a conservatory. Stairs from the entrance hall lead to the first floor landing (with loft hatch to ample storage in the loft space) where you will find three bedrooms (two doubles and one single) as well as the

family bathroom.

OUTSIDE

Front: Requires landscaping. A dropped kerb provides vehicular access to an area of block paved surface to park two cars in tandem.
Rear: Requires landscaping. Currently set out with patio and lawn with pathway leading to the rear of the garden. Timber shed.

LOCATION

St Stephens Road is centrally placed in the heart of the town centre close to all amenities including the mainline railway station which benefits from Crossrail, bus routes and shops. London Heathrow Airport, The Motorway Network, Uxbridge Town Centre 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 UPVC 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) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

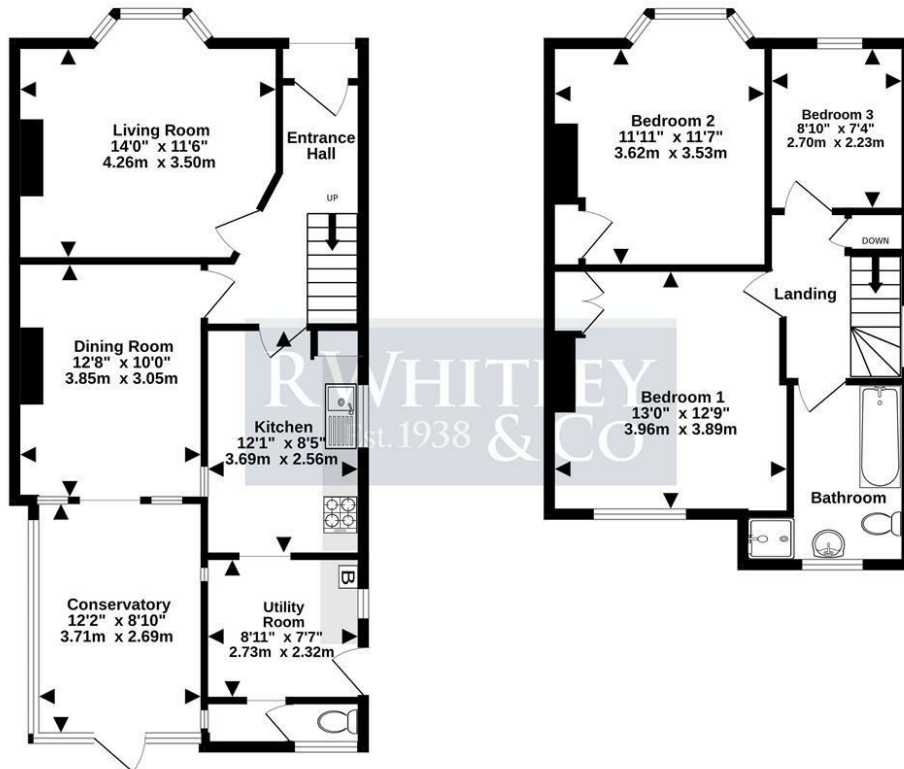






GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.

FIRST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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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