

35

Keats Way  
West Drayton  
Middlesex  
UB7 9DS

RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £525,000



- Semi-Detached House
- Three Bedrooms
- Double Aspect Living Room/Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Off Street Parking
- Garage
- Garden
- Brand new boiler
- No Chain

## DESCRIPTION

Showcasing generous proportions this extended three bedroom semi-detached house has been extremely well cared for over the years whilst providing the opportunity for a new owner to stamp their own mark. The property, which is well worthy of your early inspection is offered to the market with no onward chain complications. The well planned and easy flowing accommodation comprises an entrance hall, spacious dual aspect living/dining room with a door leading to the rear garden, kitchen fitted with an extensive range of wall and floor cupboard units, three good sized bedrooms all with built in wardrobe space, a good sized family bathroom and a

separate garage.

## OUTSIDE

Front: Lawn area with planted borders partly enclosed by low level brick wall boundary. A dropped kerb provides vehicular access to shared driveway to an area of parking in front of the garage.

Rear: Paved terrace with a brick built archway leading to a crazy paved patio, lawn area with planted borders, a further concrete pathway leading to a patio and an elevated pond with a brick surround and separate garage.

## LOCATION

A local school, bus routes and local shops 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 boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder. New boiler has been fitted in September 2023.

## 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>		
(55-68) <b>D</b>	<b>59</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	



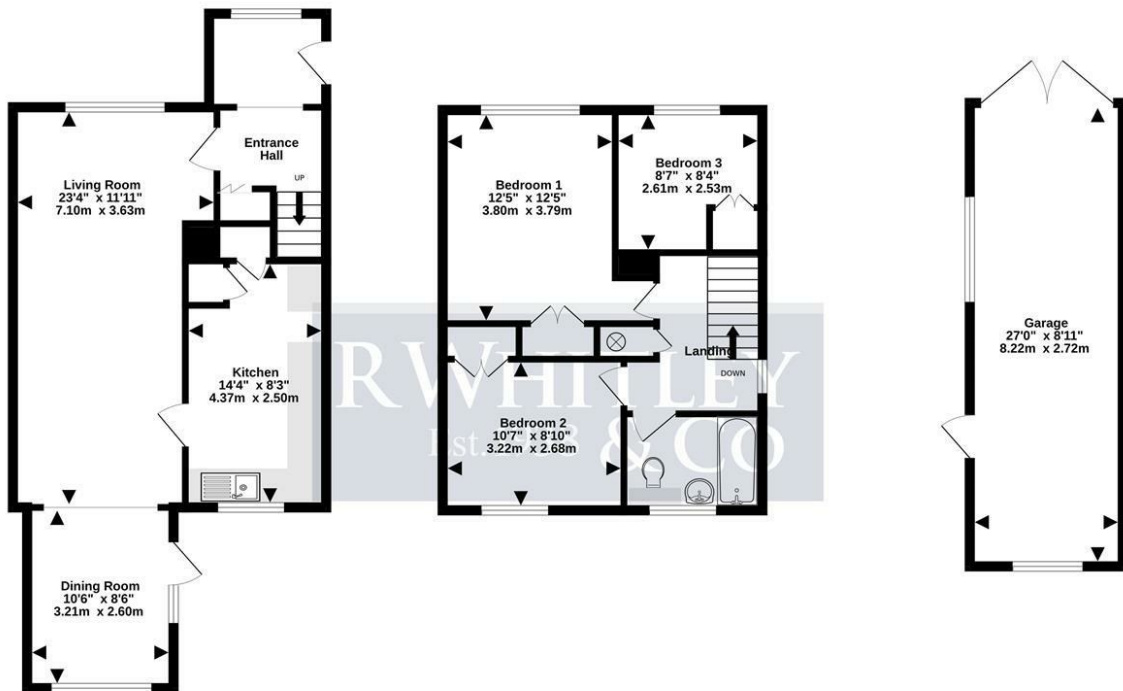




GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.

FIRST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

GARAGE  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA: 981sq.ft. (91.1 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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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)

