

121

Wise Lane
West Drayton
Middlesex
UB7 7EX

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- No Onward Chain
- 3 Bed Terraced House
- Spacious Open Plan Living Room/Dining Room/Kitchen
- Shower Room with Separate WC
- Driveway
- Generous Rear Garden
- Gas Central Heating
- Convenient For Local Amenities

DESCRIPTION

Situated on the popular 'Wise Lane Estate' this three bedroom mid-terrace house is offered to market with no onward chain complications. Offering the new owner ample opportunity to stamp their own mark this property is conveniently located within walking distance of St. Martin's Primary School and is well worthy of your early inspection. The well laid out accommodation is arranged over two floors and comprises to the ground floor an entrance hallway and a spacious open plan living/dining room flowing into the kitchen. Stairs from the hallway lead to the first floor landing which provides access to three good sized bedrooms, a shower room and WC.

OUTSIDE

Front: A dropped kerb provides access to the driveway. Separate concrete pathway to front door. Planting borders.

Rear: Shared alleyway to gain access from the front of the property to the rear garden. Useful brick built store. Crazy paved patio area. Balance mainly laid to lawn. Timber shed.

LOCATION

A local school, shopping parade and bus routes are just a short walk. The town centre of West Drayton (with mainline railway station which benefits from Crossrail) 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.

WINDOWS

Double glazed.

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		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



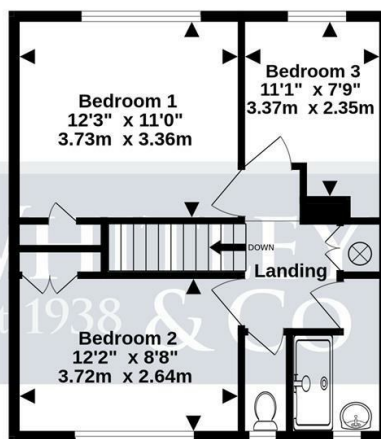
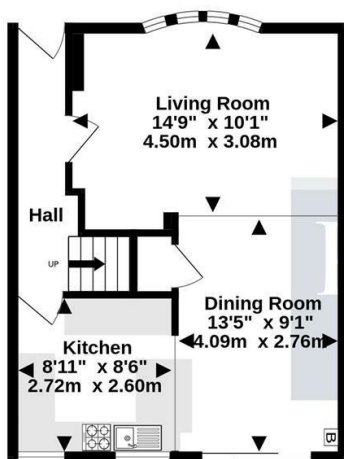




GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.

OUTSIDE STORE
12 sq.ft. (1.1 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTSIDE STORE

TOTAL FLOOR AREA : 858sq.ft. (79.7 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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