

12

Old Mill Close
Cowley
Middlesex
UB8 2BS

RWHITLEY
Est. 1938 & CO

Guide Price £550,000



- Two Bedroom House
- Exclusive Riverside Development
- Open Plan Living Space
- Underfloor Heating To Ground Floor
- Roof Terrace
- Stylish Fitted Kitchen
- Generous Family Bathroom
- Parking
- No Upper Chain

DESCRIPTION

Setting the benchmark in style and creative design. This striking architect designed two bedroom house is nestled in a meticulously maintained and luxury riverside development which meets the needs of the most discerning purchasers. When you arrive at 'Old Mill Close' you are greeted by electronically operated gates to a swooping gravelled driveway leading to extensive parking at the rear. The house enjoys wonderful views over expansive grounds and boasts an extensive private terrace which is the perfect space to relax and entertain in the summer months. The hub of the house is the open plan living space with modern fitted kitchen, sociable breakfast/dining bar and a sitting room with sliding doors to the terrace.

Stairs from the entrance hall lead to the first floor landing where you will find two double bedrooms and a large family bathroom. Further stairs then lead to the second floor where there is a home office enjoying a vaulted ceiling. A door then leads out to a roof terrace with far reaching views.

SERVICE CHARGE

We understand the annual service charge payable is currently £1,612.*

OUTSIDE

The development enjoys stunning riverside communal grounds which are meticulously maintained. 1 allocated parking space plus visitors parking.

LOCATION

The town of West Drayton and the village of Iver with its range of shops is within easy reach. The motorway network, London Heathrow Airport, Stockley Business Park and Slough Trading Estate are all within motoring distance. The mainline railway station situated in West Drayton as well as Richings Park, Iver, benefits from The Elizabeth Line.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater to 'megaflo' hot water cylinder. Solar panels are a source of energy to heat the hot water.

WINDOWS

Double glazed.

COUNCIL TAX BAND

We understand that the current council tax band is E.

SERVICES

Mains gas, electricity, water and drainage.


TENURE

Freehold.

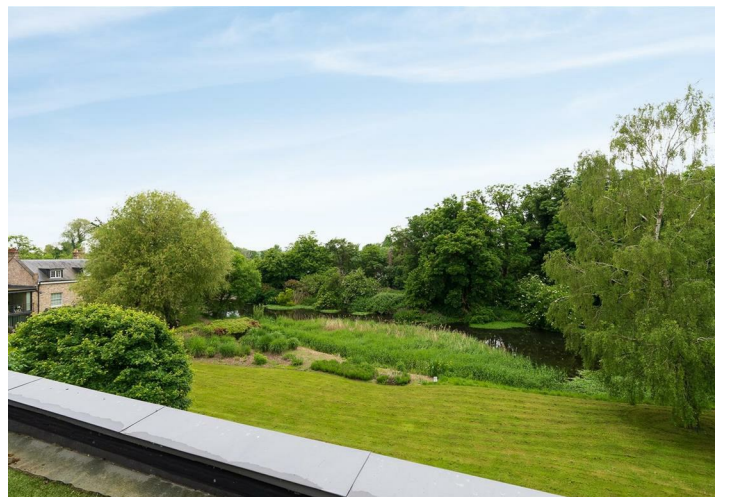
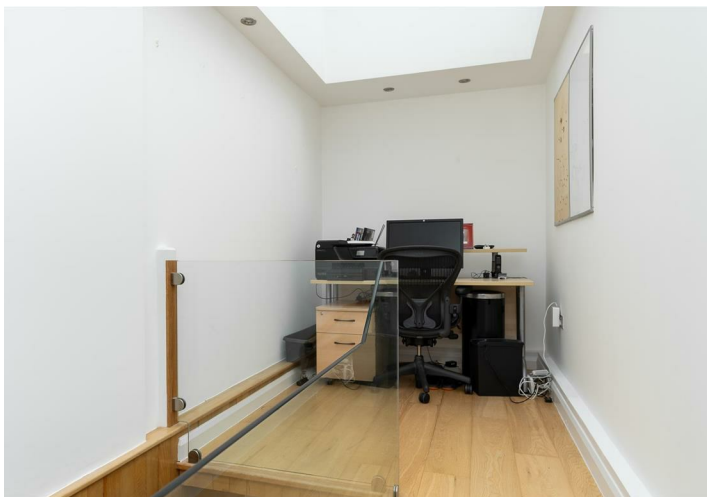
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

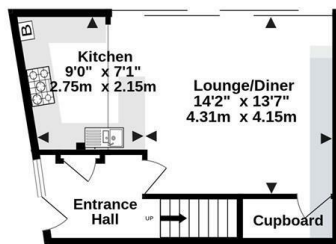
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



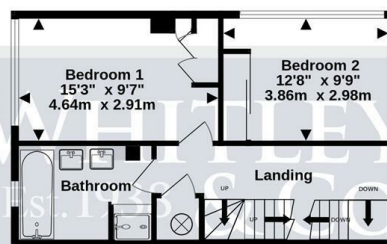




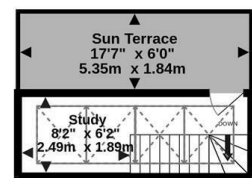
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



FIRST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



SECOND FLOOR
107 sq.ft. (9.9 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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