

18

Peplow Close
Yiewsley
Middlesex
UB7 7XN

RWHITLEY
Est. 1938 & CO

Guide Price £387,500



- Terraced House
- Two Bedrooms
- Close To Town Centre
- Greatly Improved & Upgraded
- Gas Central Heating
- Double Glazing
- First Floor Bathroom
- Delightful Rear Garden
- Two Allocated Parking Spaces

DESCRIPTION

This two bedroom terraced house has been greatly improved by the current vendors in recent years and is a great opportunity for first time buyers and buy to let investors demanding convenience given its close proximity to the town centre with mainline railway station boasting The Elizabeth Line. The property offers well planned accommodation arranged over two floors comprising an entrance lobby with wood effect laminate flooring which flows to the entire ground floor, spacious living/dining room which is tastefully decorated and is the perfect retreat to relax, kitchen fitted with a shaker style range of wall and floor cupboard units, principal bedroom with views over the cul-de-sac, second good sized bedroom and a

stylish bathroom with extensive and attractive tiling.

OUTSIDE

Front: Laid to lawn with pathway leading to the front door. Two allocated parking spaces.
Rear: Fully enclosed with timber fencing and designed for easy maintenance. Extensive crazy paved and paved surface, well stocked flower borders with an abundance of attractive planting, timber garden shed and gate to rear shared pedestrian access.

LOCATION

The town centre of West Drayton with mainline railway station (which benefits from Crossrail), range of independent shops, bus routes and supermarkets is within walking distance. The town centre of Uxbridge, the motorway network, Stockley Business Park and London Heathrow Airport 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

UPVC double glazing.

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

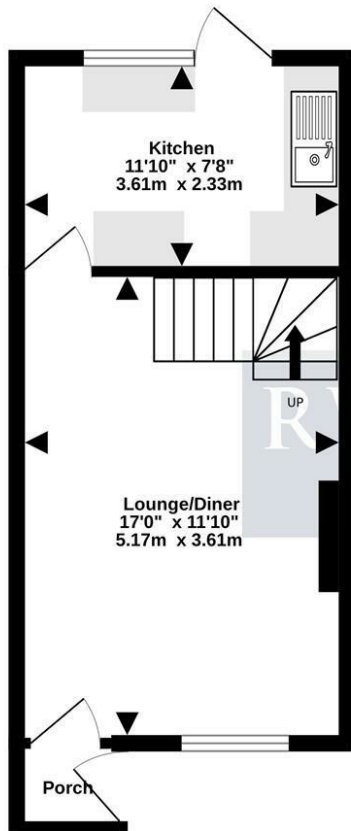
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



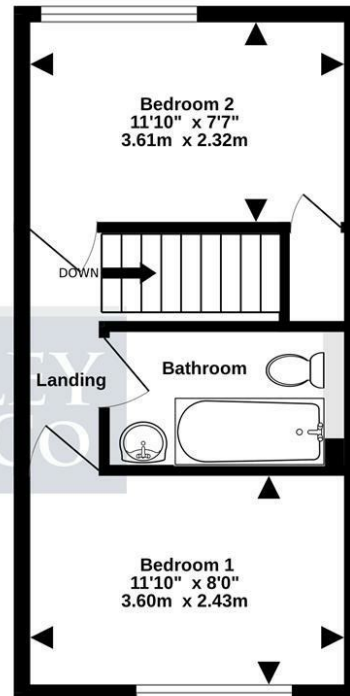




GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



FIRST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA - 588 sq.ft. (54.6 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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