

9

Caroline Close
West Drayton
Middlesex
UB7 7LF

RWHITLEY
Est. 1938 & CO

Guide Price £335,000



- Ground Floor Garden Maisonette
- Two Bedrooms
- Large Established Private Garden
- Long Lease
- Fitted Kitchen
- Spacious Living Room
- Family Bathroom
- Garage
- No Upper Chain

DESCRIPTION

Nestled in popular 'Caroline Close' and boasting a large fully enclosed and established private garden. An opportunity to purchase a two bedroom ground floor garden maisonette which is being offered to market for the first time since 1966 when it was purchased by the present vendors who have been in residence ever since.

The property, which benefits from a lease in excess of 150 years, has been extremely well cared for over the years yet has the potential for a buyer to stamp their own mark.

A standout feature is the impressive private garden directly accessed from the maisonette boasting well stocked borders, ornamental trees and shrubs, flowerbeds, sun room with sun blinds and tiled floor and a fruit garden (plum and apple trees).

The easy flowing accommodation comprises an entrance hall with a useful storage cupboard, spacious living/dining room with patio sliding doors to the garden, 'Poggenpoh' fitted kitchen with attractive laminate worksurfaces, bathroom with white suite, principal

bedroom with fitted wardrobes and lastly a good sized second bedroom.

WINDOWS

Double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is C.

OUTSIDE

Front: Front garden area laid to lawn. Concrete pathway with ornamental iron gate leading to the front door.

Garage: Located adjacent to the property in a separate block. Remote control electronically operated up and over door, mains water and drainage, plumbed space for washing machine, power and lighting.

Private rear garden: Directly accessed from the maisonette boasting well stocked borders, ornamental trees and shrubs, flowerbeds, sun room with sun blinds and tiled floor and a fruit garden (plum and apple trees).

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.

TENURE

We understand that the property is held on a lease term of 215 years from 24/06/1966 (157 years).*

GROUND RENT

We understand that there is a ground rent payable currently a peppercorn per annum.*

SERVICE CHARGE

We understand there is no annual service charge payable.*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains electricity, water and drainage.

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		
(55-68) D	62	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

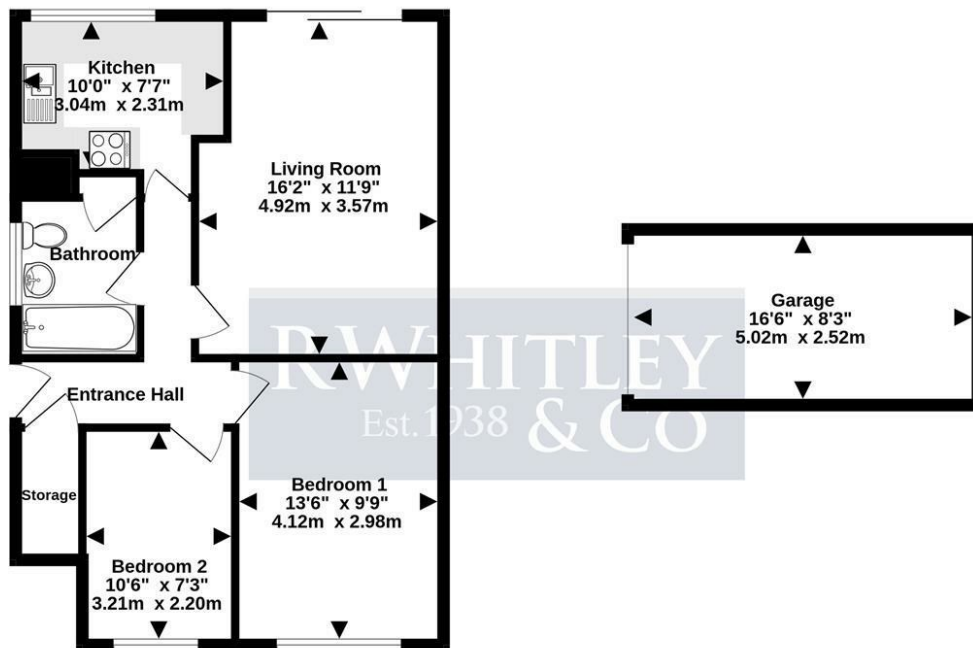






GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

GARAGE
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

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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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