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Spring Promenade  
West Drayton  
Middlesex  
UB7 9GL

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RWHITLEY  
Est. 1938 & CO

# Guide Price £637,000



- Four Bedrooms
- Living Room
- Spacious Kitchen/Diner
- Conservatory
- Bathroom, En-Suite + Downstairs WC/Shower Room
- 2 Balconies
- Garden
- Double Glazing
- "B" Rated Energy Efficiency Rating

## DESCRIPTION

Impeccably appointed and greatly improved by the present vendor. A four bedroom end of terrace town house which is located in sought after 'Drayton Garden Village' which is within walking distance of the town centre within mainline railway station which benefits from the Elizabeth Line. The accommodation is arranged over three levels and to the ground floor comprises an entrance hall, front aspect living room which is a lovely space to relax, shower room, impressive 20'10 by 10'6 kitchen/diner and a conservatory enjoying views over the rear garden. Stairs from the entrance hall lead to the first floor landing where you will find a family bathroom as well as bedroom 2 and 3. Stairs from the first floor

landing lead to the second floor where you will find two further spacious bedrooms of which one is the principal bedroom and boasts a balcony and en-suite shower room.

## OUTSIDE

Front: Area of front garden with hedging for privacy and a mature tree.

Rear: Designed for easy maintenance with area of artificial lawn, gravelled surface and timber garden shed. Two allocated parking spaces set behind electronically operate gates.

## LOCATION

Spring Promenade is situated within walking distance of the town centre with access to the Paddington/Elizabeth Line. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

## SERVICE CHARGE

We understand the annual service charge payable is currently £460.\*

## HEATING & HOT WATER

District heating system provides heating and domestic hot water.

## WINDOWS

UPVC double glazed sealed unit windows.

## COUNCIL TAX BAND

We understand that the current council tax band is F.

## SERVICES

Mains 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>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</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 	





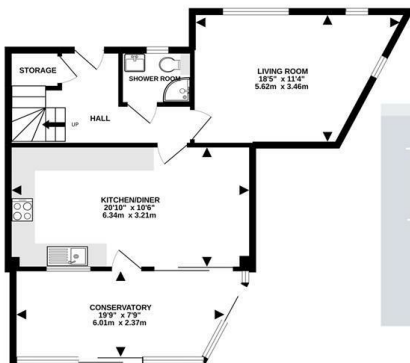




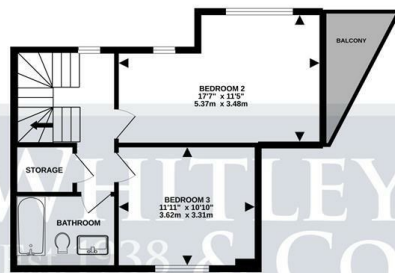




GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



FIRST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



SECOND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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)

