

3

Old Farm Road  
West Drayton  
Middlesex  
UB7 7LE

RWHITLEY  
Est. 1938 & CO

Guide Price £455,000



- Mid Terrace Townhouse
- 3 Bedrooms
- Living Room
- Kitchen
- Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Integral Garage
- Driveway

**DESCRIPTION**

Situated on the popular 'Old Farm Road' within walking distance of both 'The Green' and West Drayton town centre (with Elizabeth Line). This three bedroom mid-terrace townhouse offers a wealth of potential to modernise and refurbish to unlock the property's full potential and has accommodation laid out over three levels. To the ground floor there is an entrance hallway leading to a kitchen with door to the rear garden. Stairs from the entrance hallway lead to the first floor 16'4 x 13'11 living room and the third bedroom. Stairs from the living room lead to the second floor landing, providing access to a generous main bedroom, good sized second bedroom and a bathroom.

**OUTSIDE**

Front: A dropped kerb provides vehicular access to a concrete driveway/parking. Integral garage with up and over door with power and lighting.  
Rear: Crazy paved for easy maintenance.

**GARAGE**

The vendor owns a lock up garage in Old Farm Road which is held on a separate title. The garage is available to purchase by separate negotiation.

**LOCATION**

The property is within walking distance of the mainline railway station which benefits from The Elizabeth Line. Schools, independent shops, supermarkets and bus routes are close by. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport 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 a hot water cylinder.

**WINDOWS**

UPVC double glazed windows.

**COUNCIL TAX BAND**

We understand that the current council tax band is D.

**SERVICES**

Mains gas, electricity, water and drainage.

**TENURE**

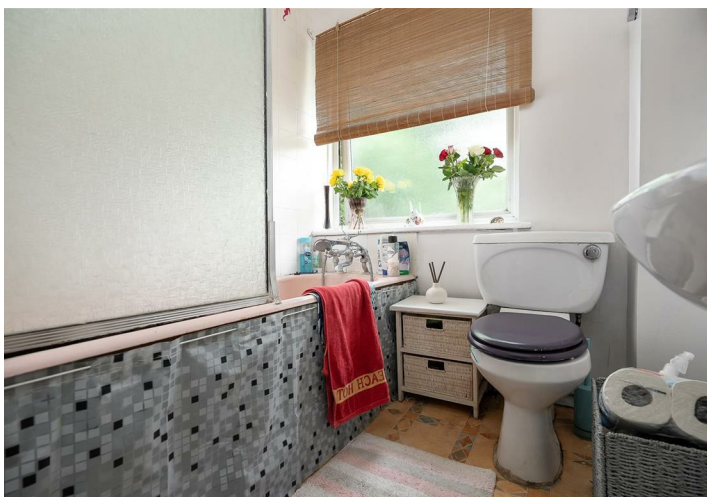
Freehold.

**VIEWINGS**

Strictly by appointment with R Whitley & Co.

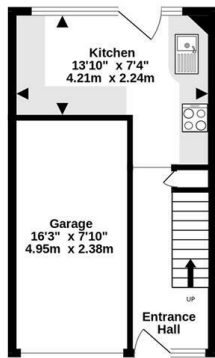
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



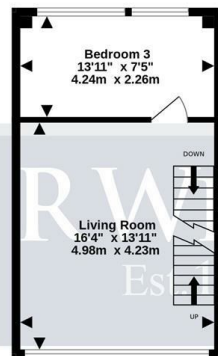




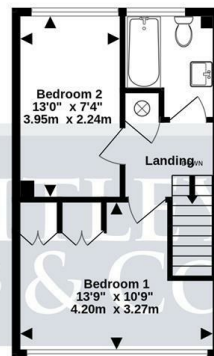
GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



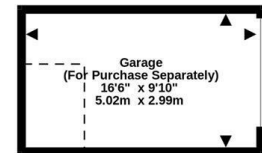
FIRST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



SECOND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



OPTIONAL ADDITIONAL  
GARAGE  
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES ADDITIONAL GARAGE BUT INCLUDES INTEGRATED ONE

TOTAL FLOOR AREA : 973sq.ft. (90.4 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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