

19

Wren Drive
West Drayton
Middlesex
UB7 7NW

RWHITLEY
Est. 1938 & CO

Guide Price £637,000



- Three Bedroom Detached House
- Living/Dining Room
- Integral Garage
- Cloakroom/WC & Family Bathroom
- Principal Bedroom With En-Suite
- Driveway Parking
- Delightful Rear Garden With Terrace
- Riverside Development
- Attractive Outlook Over River Frays
- No Upper Chain

Built by Durkan Homes in the 1980's and set within a sought after riverside development within the Conservation Area. This three bedroom detached house is available to purchase with no upper chain and is offered to market for the first time in over 29 years. The property has an easy flowing layout comprising an entrance porch leading to a hallway which provides access to the kitchen which is fitted with a comprehensive range of wall and floor cupboard units, spacious 19'7 x 12'6 living/dining room, cloakroom/WC, useful storage cupboard and an integral garage with up and over door. Stairs from the living/dining room lead to the first floor landing which provides access to the principal double bedroom with fitted wardrobes,

balcony with views over the River Frays and an en-suite shower room, second double bedroom with fitted wardrobes and bay window, third sensibly sized bedroom and a family bathroom.

OUTSIDE

Front: Dropped kerb to tarmac own driveway/parking leading to the integral garage. Pathway to front door. Balance laid to lawn with well stocked borders.
Rear: Patio area which is ideal for entertaining in the summer months. Small area of lawn with steps down to a gravelled area. Timber summerhouse and an array of well stocked planting borders.

LOCATION

Bus routes, The Green and the 'Closes Park' are just a short walk. The mainline railway station in West Drayton (with Elizabeth Line) is within easy reach. The town centre of Uxbridge, Stockley Business Park, the motorway network and 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

Double glazed windows (except for the front door).

ESTATE MAINTENANCE FEE

We understand that there is an annual maintenance fee for the estate payable, which is currently £320 per annum.

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		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

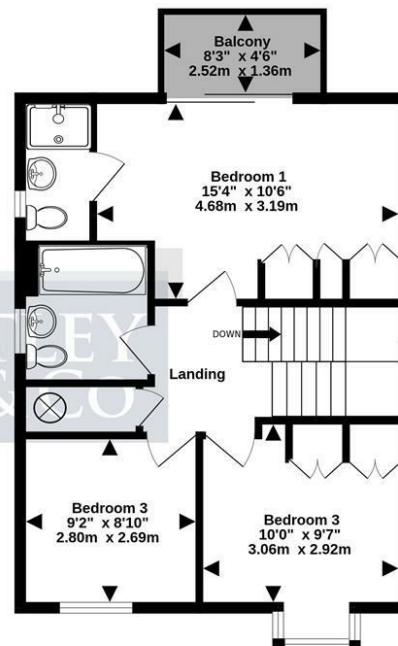
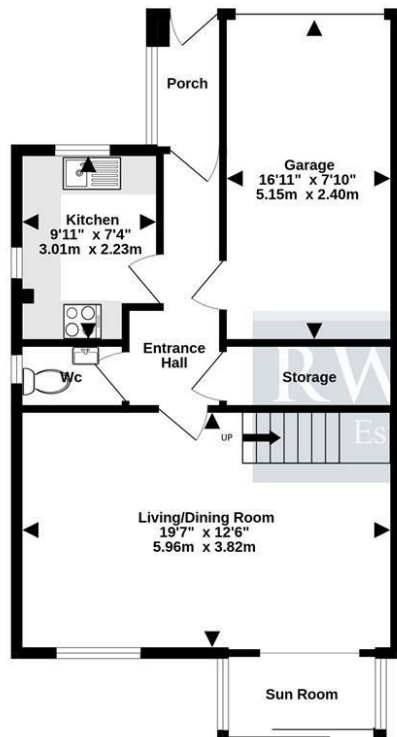






GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

FIRST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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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