

20

Bellclose Road  
West Drayton  
Middlesex  
UB7 9DE

RWHITLEY  
Est. 1938 & CO

# Guide Price £485,000



- 3 Bedroom End-of-Terrace House
- Large Living/Dining Room
- Fitted Kitchen
- Ground Floor Bathroom with WC
- First Floor Shower Room with WC
- Gas Central Heating
- Double Glazed Windows
- External Wall Fully Insulated
- Partially Walled Garden
- Brick Built Garden Shed

## DESCRIPTION

This characterful and centrally located older type three bedroom family home has tremendous street appeal and is offered to market with no onward chain. Typical of its era, the property offers generous rooms and an easy flowing layout. The ground floor accommodation comprises an entrance hallway providing access to the spacious living/dining room with attractive bay window. A corridor leads down to the main bathroom which includes a shower and the kitchen with solid bespoke units in beech and double doors out to the rear garden. Stairs from the entrance hallway lead to the first floor landing providing access to a shower room, a large single bedroom and double bedroom and a

spacious principal bedroom with open staircase leading up to an occasional room and eaves providing extensive storage space. Whilst the character of this period property has been preserved it has been fully modernised to a high standard and insulated to ensure the house stays warm with improved costs. All rooms well supplied with sockets. There is WiFi installed, telephone sockets at the top of the house and in the kitchen plus a hardwired internet socket in the back bedroom.

## OUTSIDE

Front: Low level brick wall surrounding front garden with iron gate providing access to pathway to front door.

Rear: Concrete patio area. Footpath leading to brick built shed fitted out with fluorescent lighting and 13 A sockets. Bed for plants / vegetables to the left of the path, balance laid to lawn. Side pedestrian access is part of a gating scheme for the terrace and it provides good security for the property.

## LOCATION

Bellclose Road is centrally placed in the heart of the town centre close to all amenities including the mainline railway station (GWR and the new Elizabeth Line), bus routes and shops. London Heathrow Airport, The Motorway Network, Uxbridge Town Centre and Stockley Business Park are all within easy motoring distance.

## HEATING & HOT WATER

Modern condensing gas boiler with thermal store serves radiators with individual thermostatic valves and provides hot water. The system includes immersion heaters as backup and a sophisticated controller with internet connectivity. There is plumbing and an exterior terminal in place to facilitate the installation of an air-source heat pump.

## WINDOWS

UPVC double glazed windows throughout the house (except the outbuilding) including sliding sash windows at the front to preserve the original character.

## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	











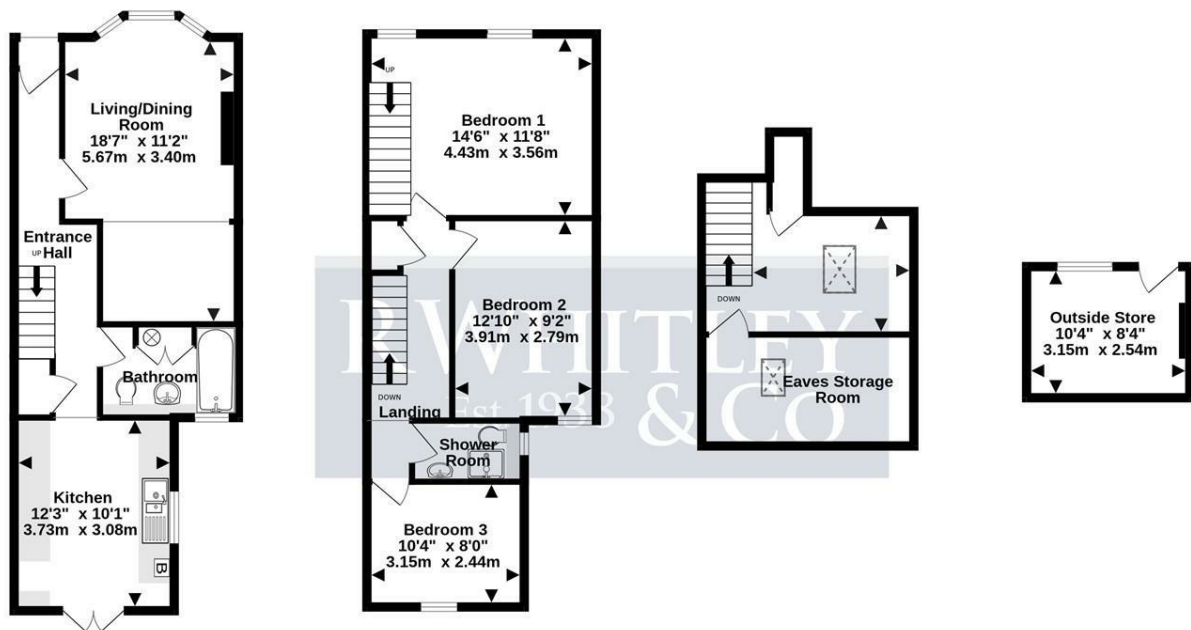


GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.

FIRST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

SECOND FLOOR  
221 sq.ft. (20.5 sq.m.) approx.

OUTBUILDING  
84 sq.ft. (7.8 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTSIDE STORE

TOTAL FLOOR AREA : 1164sq.ft. (108.1 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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