

78

Great Benty  
West Drayton  
Middlesex  
UB7 7UR

RWHITLEY  
Est. 1938 & CO

# Guide Price £450,000



- End Terraced House
- Two Double Bedrooms
- Fitted Kitchen
- Dual Aspect Living Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazing
- Generous Rear Garden

## DESCRIPTION

Situated on the sought after 'Wise Lane Estate' is this tastefully presented and much improved two bedroom end terraced house conveniently located within a short walk of St Martin's Primary School. The well laid out accommodation is arranged over two floors and comprises an entrance hallway, kitchen/breakfast room fitted with wood effect wall and floor cupboard units and a dual aspect living room which is beautifully decorated boasting a rich blue feature wall. Stairs from the entrance hall lead to the first floor landing which provides access to the dual aspect 16'8 x 10'2 main double bedroom, second double bedroom and modern bathroom which is fully tiled with a white suite.

## OUTSIDE

Front: Laid to lawn with metal gate to concrete pathway leading to the front door. Shared driveway providing vehicular access to the rear.

Rear: Concrete patio area with paved pathway leading to rear of garden and the balance mainly laid to lawn. Timber garden shed. The shared driveway leads to an extensive concrete surface where you could build a garage (subject to planning permission).

## LOCATION

Bus routes and the town centre of West Drayton with its mainline railway station and Elizabeth Line are both within walking distance. 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 hot water cylinder.

## WINDOWS

UPVC double glazing.

## 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	

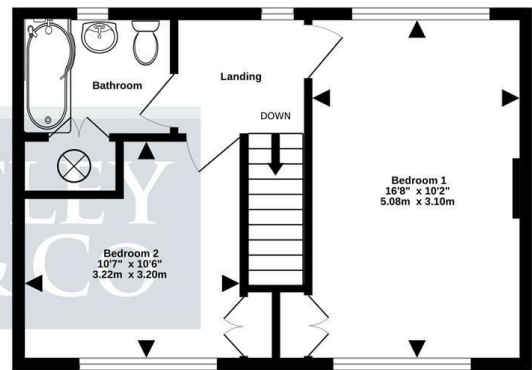
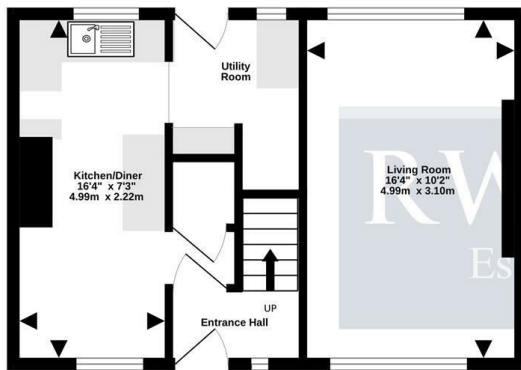






**GROUND FLOOR**  
378 sq.ft. (35.1 sq.m.) approx.

**FIRST FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.



**TOTAL FLOOR AREA: 766 sq.ft. (71.2 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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