



80

Mill Road
West Drayton
Middlesex
UB7 7EH

RWHITLEY
Est. 1938 & CO

Guide Price £479,950



- Competitively Priced 3 Bedroom Semi
- Popular Riverside Location
- Own Drive / Garage
- No Upper Chain
- Offering Tremendous Potential
- Utility Room/Downstairs WC
- Gas Central Heating
- Generous Gardens
- Conservation Area

DESCRIPTION

A superb opportunity to acquire a competitively priced and extended three bedroom semi-detached house available with no upper chain. Offering tremendous potential this riverside family home features an entrance hallway, spacious through lounge/dining room, fitted kitchen/breakfast room, utility room incorporating downstairs W.C. with a first floor to include a landing providing access to the generous main double bedroom with bay window, second double bedroom overlooking the rear garden, third sensibly sized bedroom and family bathroom. Other benefits include a drop kerb to own drive and garage via rear service road. Set in a Conservation area on the border of South Buckinghamshire. Not to be missed

OUTSIDE

Front: Mainly laid to lawn with established shrubs and concrete pathway to front door. There is a dropped kerb installed providing potential for off street parking.

Rear: Patio immediately to rear of property. Extensive mature gardens with a variety of shrubs and further patio area. Timber Shed. Brick built garage accessible via rear shared service road.

LOCATION

The town centre of West Drayton with Elizabeth Line across London, bus routes to Heathrow Airport, schools, The Green and The Closes Park are within walking distance. The M4 and M25 motorway networks, Stockley Business Park and Uxbridge town centre 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

Double glazed (excluding garage window).

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

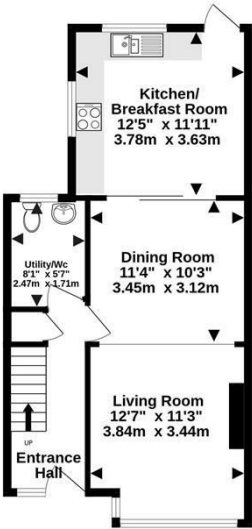
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



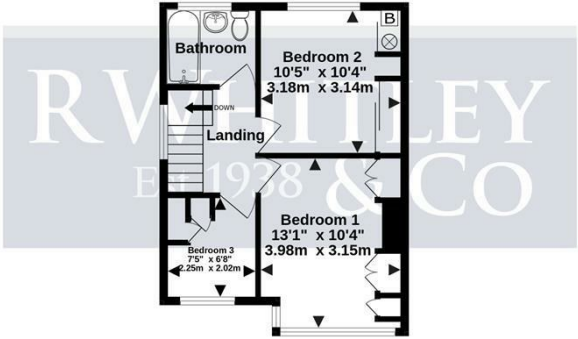




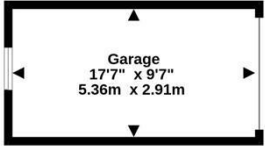
GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



FIRST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



GARAGE
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 874sq.ft. (81.2 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

