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Treeside Close  
West Drayton  
Middlesex  
UB7 7HH

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RWHITLEY  
Est. 1938 & CO

# Guide Price £470,000



- Detached Bungalow
- Two Double Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Garden
- Driveway
- Garage
- No Onward Chain

## DESCRIPTION

This detached two double bedroom bungalow is located in a cul-de-sac location and is being sold with no onward chain complications. Offering ample scope to stamp your own mark the spacious accommodation comprises an entrance porch, good sized living/dining room, two double bedrooms, fitted kitchen and shower room.

## OUTSIDE

Front: A dropped kerb provides access to a concrete hardstanding driveway leading to the garage with up and over door. The balance of the front garden is block paved for easy maintenance.

Rear: A mix of paved and block paved surfaces for easy maintenance.

## 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.

## COUNCIL TAX

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.

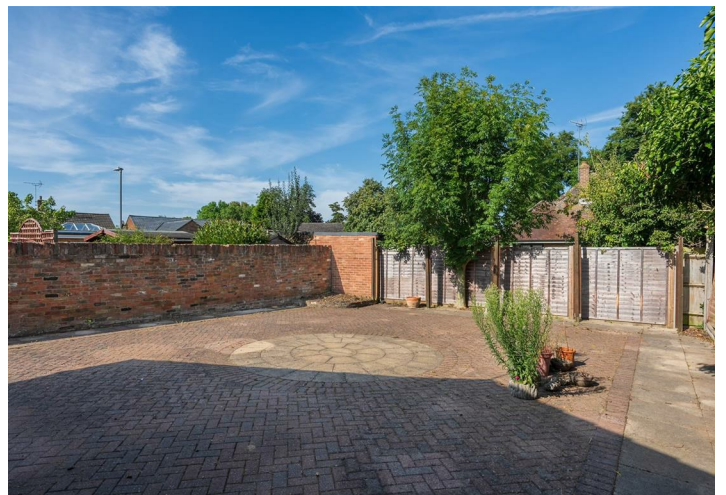
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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 





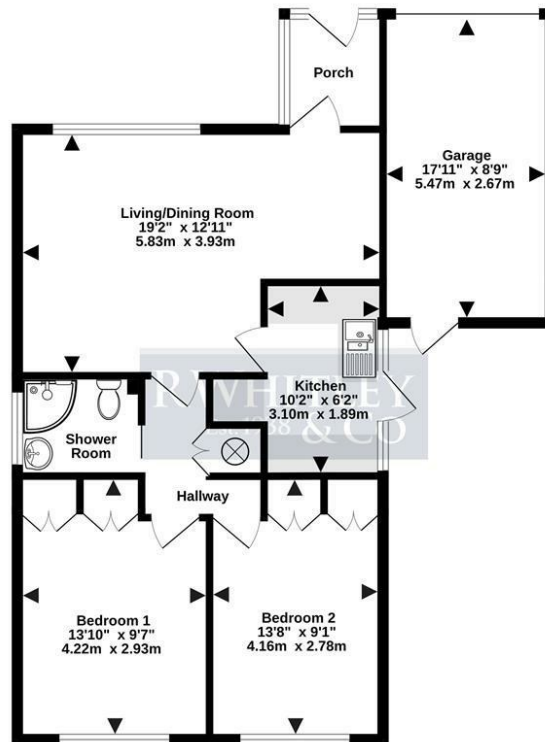








GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA INCLUDES GARAGE

TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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