

42

Pippins Close
West Drayton
Middlesex
UB7 7XH

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- Modernised & Refurbished To A High Standard
- Terraced House
- Two Bedrooms
- UPVC Double Glazing
- Gas Central Heating
- Modern Fitted Kitchen
- Stylish First Floor Bathroom
- Easy Maintenance Garden
- Driveway
- No Onward Chain

DESCRIPTION

Situated in 'Pippins Close' which is within walking distance of the town centre with its mainline railway station and Elizabeth Line. This two bedroom terraced house has been modernised and refurbished by the present vendor to create an inspiring home of understated luxury perfect for first time buyers or buy to let investors alike. The well planned accommodation is well worthy of your early inspection and comprises an entrance hall with wood effect laminate flooring which flows to a spacious and quite stunning living/dining room with patio sliding doors to the rear garden, kitchen fitted with a modern range of gloss wall and floor cupboard units with granite effect laminate worksurfaces, luxury bathroom and two good sized double bedrooms which are both

beautifully appointed with high quality fitted wardrobes.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in a factory insulated hot water cylinder.

WINDOWS

White UPVC double glazing.

OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved surface to park a vehicle and attractive natural stone pathway. Planting border with established shrubs and pebbled surface for easy maintenance.

Rear: Fully paved with attractive natural stone. Two timber railway sleeper raised planters and an attractive artistic mural.

LOCATION

The town centre of West Drayton with mainline railway station with Elizabeth Line, bus routes, The Closes Park and The Green are all within a short walk. London Heathrow Airport, Hillingdon Hospital, Schools, the motorway network, Stockley Business Park and Uxbridge town centre are all conveniently nearby.

DISCLOSURE

Note: In compliance with the Estate Agents Act 1979, we are obliged to disclose that this property belongs to a member of staff at R Whitley & Co.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold

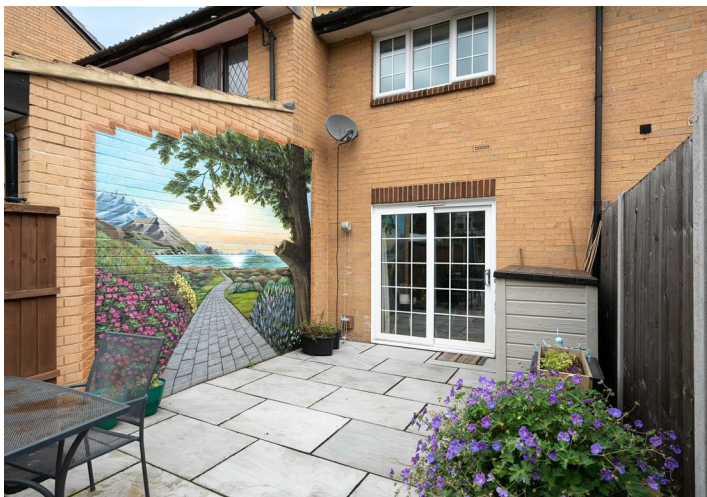
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

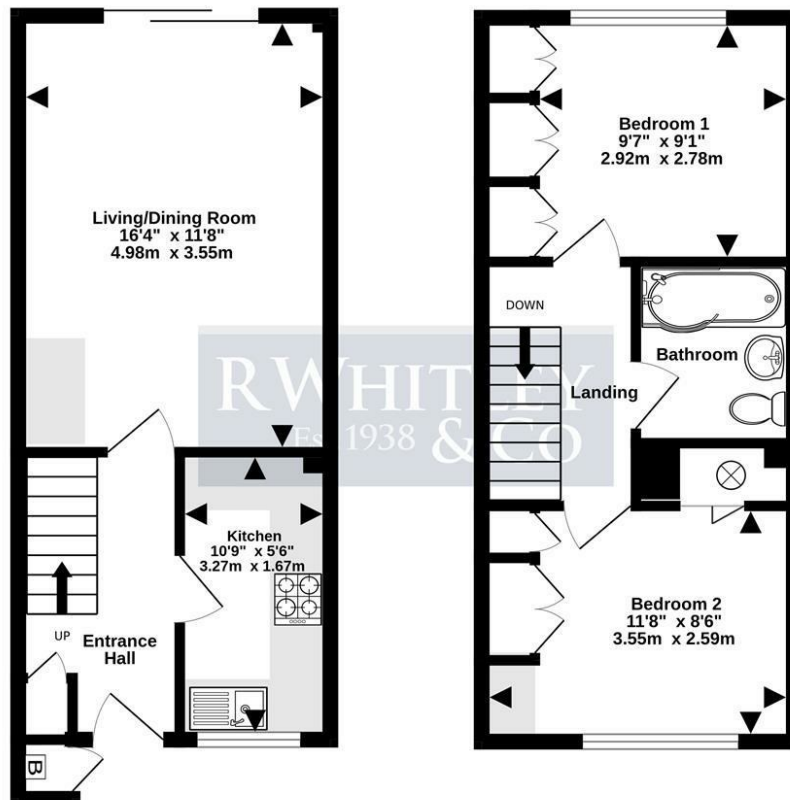






GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

FIRST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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