

2

Wise Lane  
West Drayton  
Middlesex  
UB7 7ET

**RWHITLEY**  
Est. 1938 & CO

# Asking Price £470,000



- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Dining Room
- Kitchen
- Downstairs WC
- Bathroom
- Garage
- Driveway
- No Onward Chain

## DESCRIPTION

This extended two double bedroom semi-detached house is offered to market with no onward chain complications and provides any buyer with ample opportunity to stamp their own mark. The generous and well planned accommodation comprises an entrance hallway providing access to the spacious 15'1 x 13'2 living room, dining room linked to the fitted kitchen and useful downstairs WC. Stairs from the entrance hallway lead to the first floor landing which provides access to the two good sized double bedrooms and a family bathroom.

## OUTSIDE

Front: Dropped kerb provides access to an

own driveway/parking leading to a detached garage at the rear with up and over door. Rear: In need of landscaping. Timber Shed.

## 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 back 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 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>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>48</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 |           |



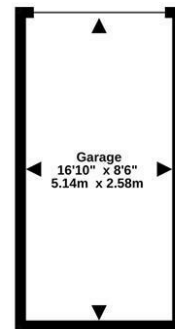
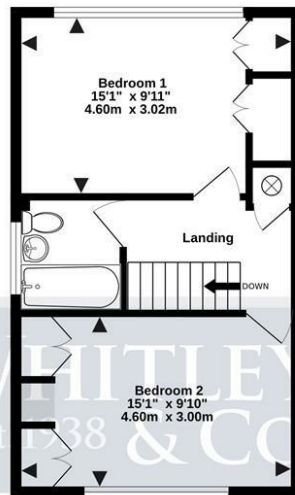
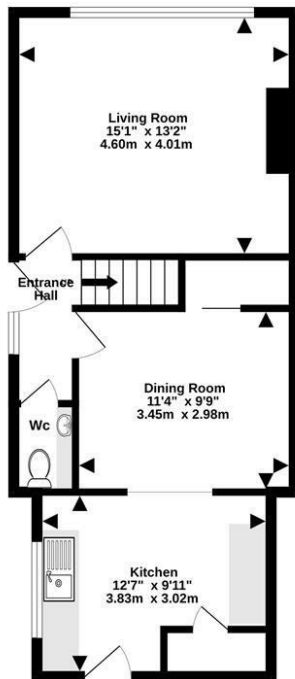




GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

FIRST FLOOR  
389 sq.ft. (36.3 sq.m.) approx.

GARAGE  
143 sq.ft. (13.3 sq.m.) approx.



RWHITLEY  
Est. 1838 & CO

TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 897sq.ft. (83.3 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.  
Made with Metropix C2024

# RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

