

2

Wise Lane
West Drayton
Middlesex
UB7 7ET

RWHITLEY
Est. 1938 & CO

Asking Price £450,000



- 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



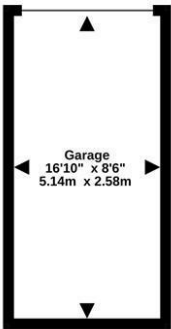
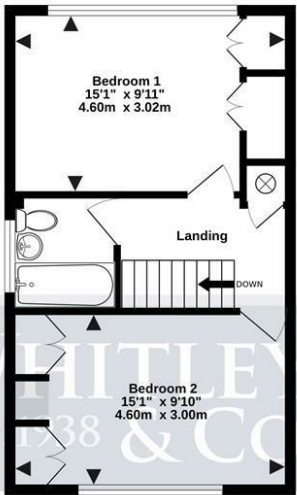
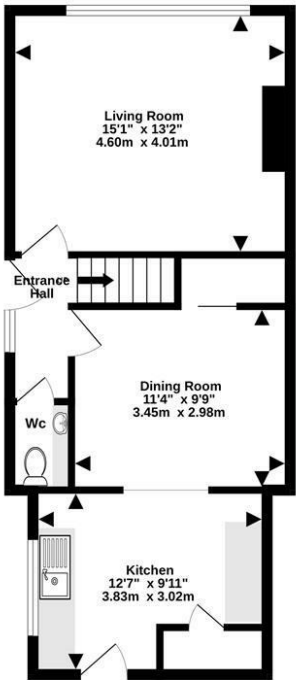




GROUND FLOOR
509 sq ft. (47.2 sq.m.) approx.

FIRST FLOOR
389 sq ft. (36.1 sq.m.) approx.

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



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.
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