

24

Walnut Avenue
West Drayton
Middlesex
UB7 9EW

RWHITLEY
Est. 1938 & CO

Guide Price £485,000



- 3 Bed End-of-Terrace House
- Living/Dining Room
- Kitchen
- Downstairs WC
- Bathroom
- Generous Garden
- Brick Built Outside Store
- No Onward Chain

DESCRIPTION

This well planned three bedroom end-of-terrace house offers ample scope to stamp your own mark and is sold with no onward chain complications. The generous accommodation comprises to the ground floor, an entrance hallway with conveniently located WC, dual aspect living/dining room and kitchen with door out to the rear garden. Stairs from the entrance hallway lead to the first floor landing providing access to three bedrooms and a bathroom.

OUTSIDE

Front: Mainly laid to lawn. Concrete pathway to front door. Side access to the rear.
Rear: Concrete hardstanding area. Mainly laid to lawn with established shrubs. Concrete pathway to bottom of the garden.

LOCATION

Walnut Avenue is situated about 1 mile from town centre with mainline railway station which benefits from The Elizabeth Line. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. London Heathrow Airport, the motorway network, 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 a hot water cylinder.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

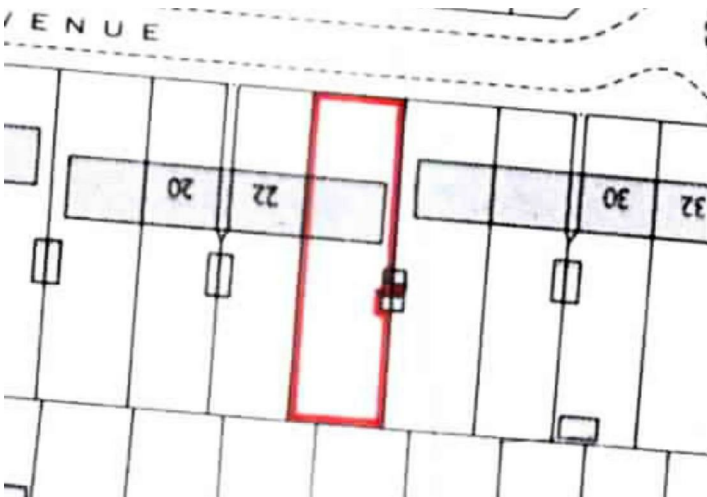
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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	



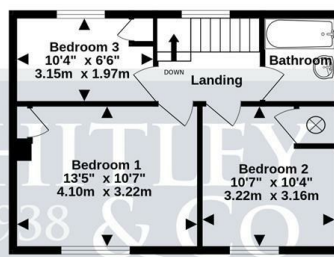
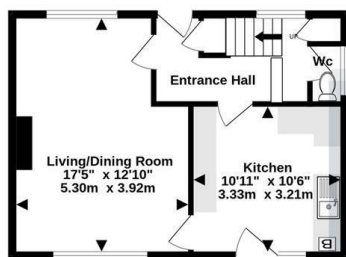




GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

FIRST FLOOR
398 sq.ft. (37.0 sq.m.) approx.

OUTSIDE STORE
27 sq.ft. (2.5 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTSIDE STORE

TOTAL FLOOR AREA : 811sq.ft. (75.3 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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