

46

Edgar Road  
West Drayton  
Middlesex  
UB7 8HW

RWHITLEY  
Est. 1938 & CO

Guide Price £525,000



- 3 Bed Semi-Detached House
- Living Room
- Dining Room
- Kitchen + Utility Room
- Downstairs WC
- Garden
- Gas Boiler
- No Onward Chain

#### DESCRIPTION

This attractive three bedroom semi-detached house has tremendous street appeal and is offered to market with no onward chain complications. The property has a well planned layout and is well worthy of your early inspection. The ground floor accommodation comprises an entrance hallway, spacious dining room which flows into the 12' x 11'11 living room with its attractive bay window. A door from the dining room leads into the fitted kitchen, as well as a useful utility room with downstairs WC. Stairs from the entrance hall lead to first floor where there is an impressive principal bedroom, second double bedroom, sensibly sized third bedroom and a family bathroom.

#### OUTSIDE

Front: Low level brick wall. Metal gate

providing pedestrian access to pathway leading to front door.

Rear: Patio area to rear of property with pathway leading to the rear of the garden where there is a decking area and timber shed. Planting borders. Balance laid to lawn.

#### LOCATION

Bus routes and the town centre of West Drayton with mainline railway station and Elizabeth Line are both within walking distance. The town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport are all within easy motoring distance.

#### HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

#### WINDOWS

Double glazed (except utility room door).

#### 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

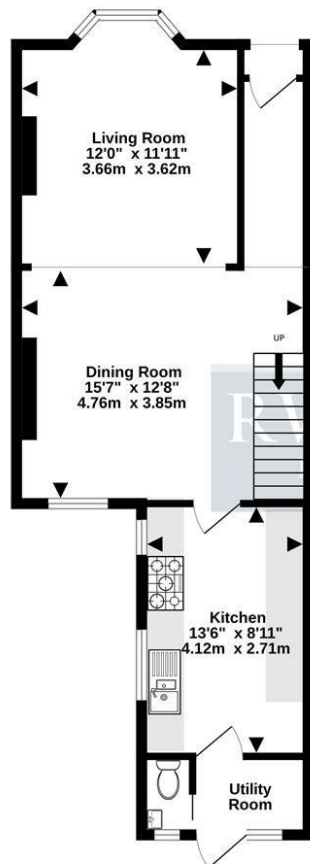
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



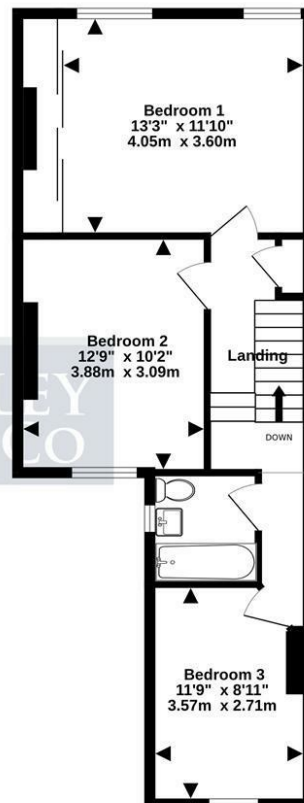




GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



FIRST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.5 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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# RWHITLEY Est. 1938 & CO

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