

29

New Peachey Lane
Cowley
Middlesex
UB8 3SX

RWHITLEY
Est. 1938 & CO

Guide Price £485,000



- Staggered 3 Bed Mid-Terrace House
- Dual Aspect Living/Dining Room
- Kitchen
- Good Sized Entrance Porch
- Family Bathroom
- Gas Central Heating
- Generous Driveway
- Garage + Additional Parking Space to Rear
- No Onward Chain

DESCRIPTION

Situated on 'New Peachey Lane' this staggered three bedroom mid-terrace house offers ample off-street parking as well as the opportunity for a purchaser to stamp their own mark to unlock the properties full potential. The house offers well planned accommodation comprising a good sized entrance porch, welcoming hallway, dual aspect living/dining room with sliding doors out to the rear garden and a kitchen fitted with a comprehensive range of wall and floor cupboard units. Stairs from the hallway lead to the first floor landing which provides access to the main double bedroom, second double bedroom, third bedroom and family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a generous area of off street parking for several cars.

Rear: The rear garden is mainly paved for easy maintenance. There is also a garage as well as a concrete hardstanding area providing additional parking via the shared rear service road.

LOCATION

The property is within easy reach of major supermarkets & shopping centres of Uxbridge & Yiewsley/West Drayton, Brunel University and Hillingdon Hospital. Local shopping and bus routes are within walking distance. Mainline railway station, with Elizabeth Line, at West Drayton. Metropolitan and Piccadilly underground stations at Uxbridge. Heathrow Airport, the motorway network and Stockley Business Park 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.

WINDOWS

Double glazed windows (except garage).

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		89
(81-91) B		
(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	



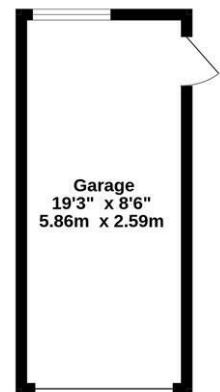
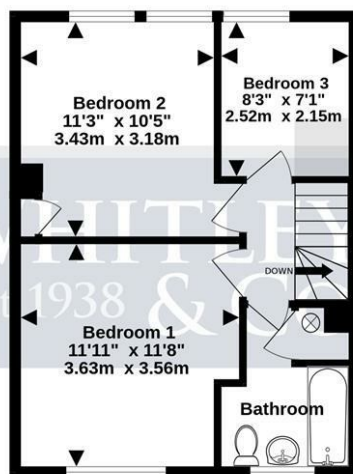
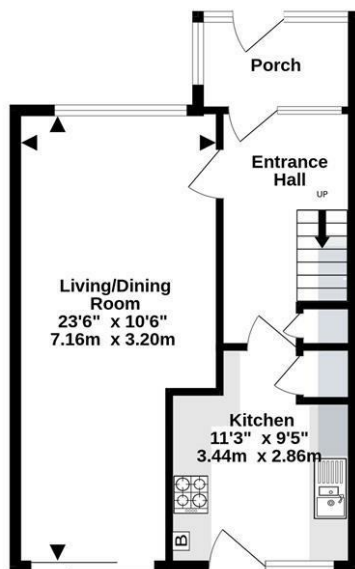




GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

FIRST FLOOR
403 sq.ft. (37.5 sq.m.) approx.

GARAGE
163 sq.ft. (15.1 sq.m.) approx.



FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 847sq.ft. (78.7 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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