

5

Elruge Close  
West Drayton  
Middlesex  
UB7 7ES

RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £550,000



- Extended 3 Bed Semi-Detached House
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Downstairs WC
- Family Bathroom
- Driveway
- Garage
- Cul-De-Sac Location
- No Onward Chain

## DESCRIPTION

Nestled in this much favoured and superior sought after cul-de-sac within 'The Conservation Area' and where property rarely becomes available. An opportunity to purchase a larger than average extended three bedroom semi-detached house with approximately 1,112sq ft (excluding the garage) of well planned accommodation which is arranged over two floors. The ground floor boasts a welcoming entrance hallway with downstairs WC, providing access to the fitted kitchen/breakfast room, spacious 23'4 x 12'3 living room which flows into the dining room with views of the rear garden. Stairs from the entrance hallway lead to the first floor landing which provides access to the 12'4 x 12'1 main

double bedroom with fitted wardrobe, second double bedroom with fitted wardrobe, third sensibly sized bedroom with fitted wardrobe, and a spacious family bathroom.

## OUTSIDE

Front: A dropped kerb provides access to a concrete driveway which leads to a garage with up and over door. Concrete pathway to front door. Balance laid to lawn.

Rear: Side gate. Double doors from living room lead into the garden which is laid to lawn with three established trees.

## LOCATION

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

## HEATING & HOT WATER

A gas fired boiler serves the radiator system. Electric immersion heater in a hot water cylinder provides domestic hot water.

## WINDOWS

Mainly double glazed.

## 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 	









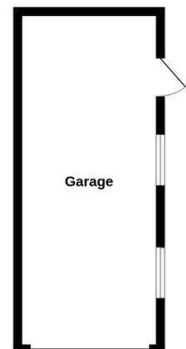
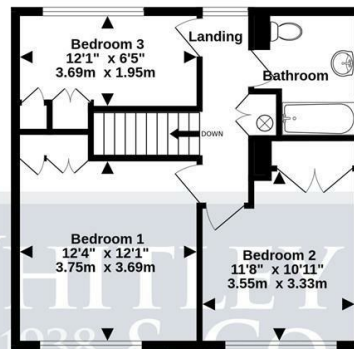
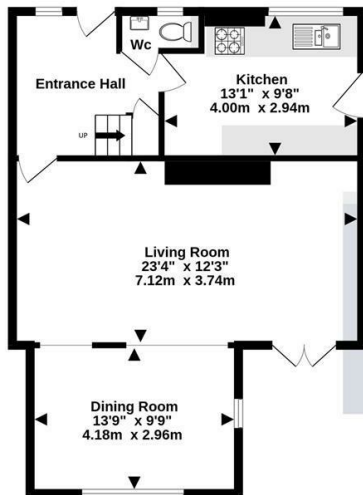




GROUND FLOOR  
622 sq.ft. (57.4 sq.m.) approx.

FIRST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.

GARAGE



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1112sq.ft. (103.3 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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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)

