

33

Cherry Lane
West Drayton
Middlesex
UB7 9HB

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- Terraced House
- Two Double Bedrooms
- No Onward Chain
- Gas Central Heating
- Double Glazing
- Fitted Kitchen
- First Floor Shower Room
- Generously Sized Rear Garden
- Driveway

DESCRIPTION

A generously proportioned and well cared for two bedroom mid-terrace house which is offered to market with no onward chain complications. The ground floor accommodation comprises an entrance hallway, kitchen/diner fitted with a comprehensive range of wall and floor cupboard units and a spacious dual aspect living room. Stairs from the entrance hallway lead to the first floor landing where you will find a roomy dual aspect main bedroom with fitted wardrobes, second double bedroom and a family shower room.

OUTSIDE

Front: A dropped kerb provides vehicular access to a tarmac driveway. Balance laid to

lawn.

Rear: Good sized rear garden. Mainly laid to lawn with patio area and pathway to rear of garden with timber shed. Two useful brick stores.

LOCATION

Bus routes are just a short walk. Local shops, the town centre of West Drayton (with mainline railway station with Elizabeth Line), town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport are all within easy motoring distance.

HEATING AND HOT WATER

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

WINDOWS

Double glazed sealed unit windows.

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

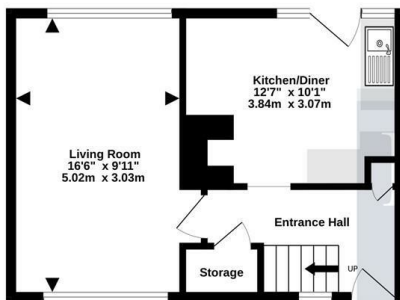
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



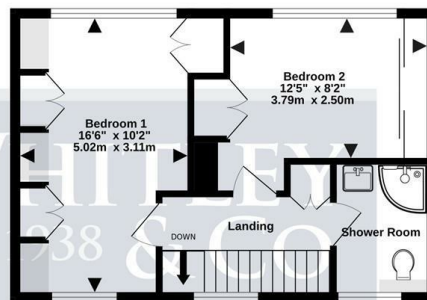




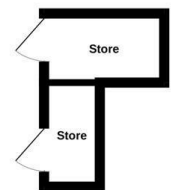
GROUND FLOOR
365 sq ft. (33.9 sq.m.) approx.



FIRST FLOOR
394 sq ft. (36.6 sq.m.) approx.



OUTSIDE STORE
47 sq ft. (4.4 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTSIDE STORES

TOTAL FLOOR AREA : 759sq.ft. (70.5 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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