

35

Albert Road
Yiewsley
Middlesex
UB7 8ES

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- No Onward Chain
- Living Room
- Dining Room
- Kitchen
- Downstairs WC
- Sun Room
- Bathroom
- Generous Garden
- Centrally Located

DESCRIPTION

This well cared for three bedroom mid-terrace house is centrally located within a short walk of the town centre and Elizabeth Line. The accommodation comprises a light filled living room with bay window, generous dining room with storage cupboard off, galley style fitted kitchen, sun room and downstairs WC. Stairs between the living room and dining room lead to the first floor landing providing access to the principal bedroom with bathroom located off as well as two further bedrooms.

OUTSIDE

Generous garden which is mainly laid to lawn with a paved patio area, planting borders, timber shed and garden store. There is a right of way running across the garden for use by

the owner and neighbouring properties to access their gardens.

LOCATION

The town centre of West Drayton with Elizabeth Line, bus routes, schools, The Green and The Closes Park are within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

WINDOWS

UPVC 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) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 25 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

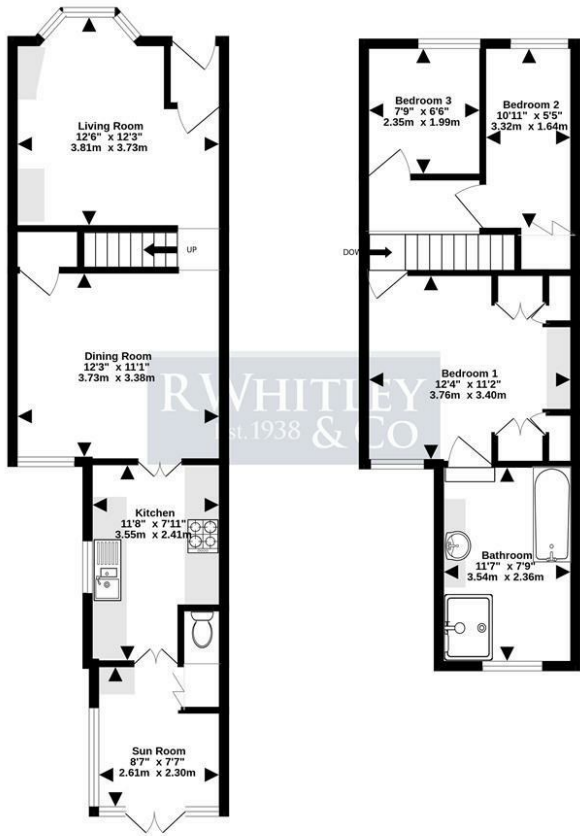






GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

FIRST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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