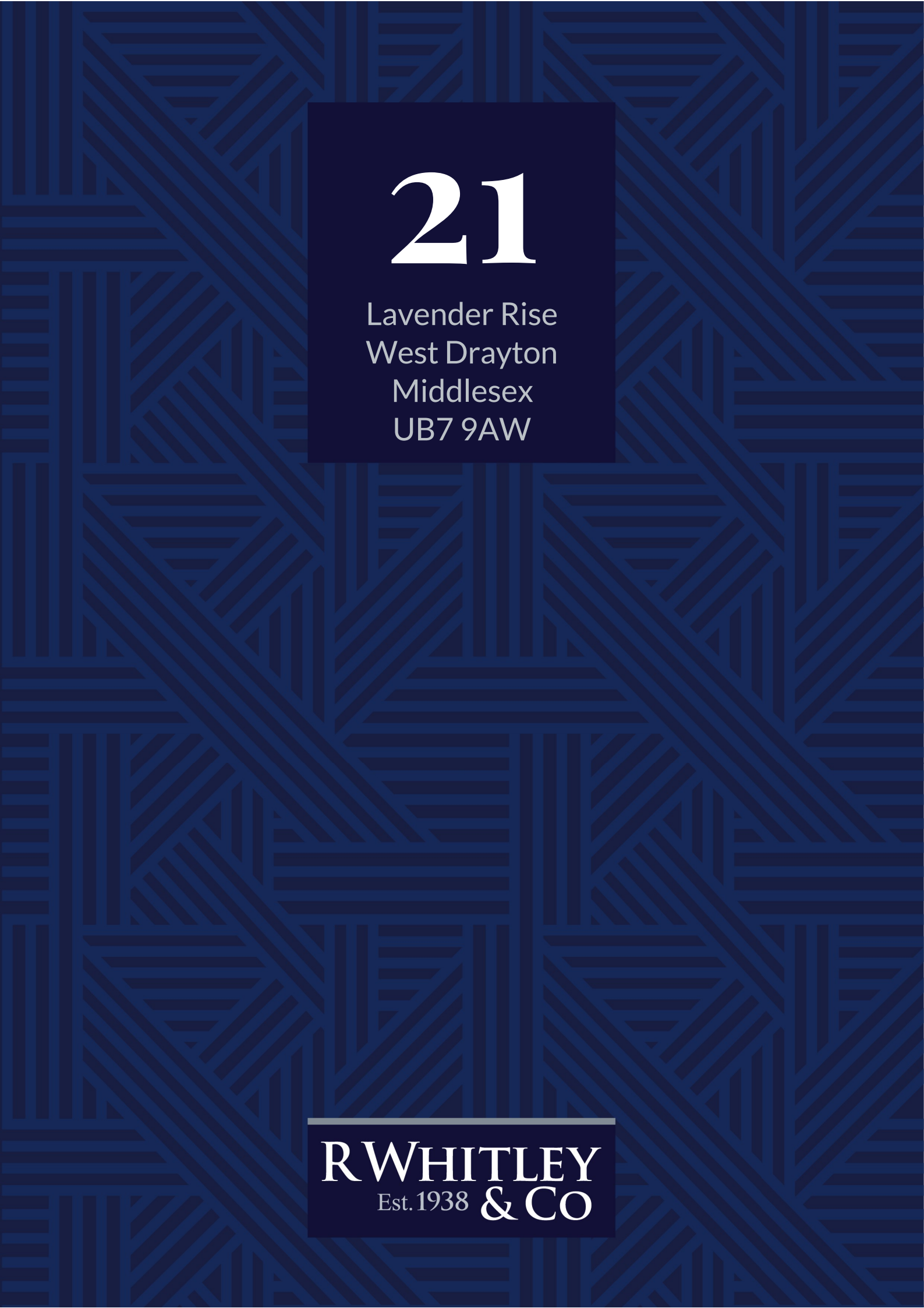




# 21

Lavender Rise  
West Drayton  
Middlesex  
UB7 9AW

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RWHITLEY  
Est. 1938 & CO

# Guide Price £535,000



- Superb End Terraced Family Home
- Three Good Size Bedrooms
- Dual Aspect Living Room
- Kitchen/ Breakfast Room
- Well Fitted Bathroom
- Well Tended Rear Garden
- Garage / Workshop / Own Drive
- Outbuildings with WC

## DESCRIPTION

Extremely well presented three bedroom end terraced family home in popular convenient location offering spacious accommodation. The property is situated approximately a mile from the town centre with mainline railway station which benefits from The Elizabeth Line. To the ground floor there is an entrance hallway with useful storage, spacious dual aspect living room with a bay window and a modern kitchen/breakfast room. An impressive sized garage/workshop (23'3" by 12'7") completes the downstairs accommodation. Stairs from the entrance hall lead to the first floor landing where you will find a beautifully appointed principal bedroom with built in wardrobes, second double bedroom, good sized third bedroom and a well fitted bathroom.

## OUTSIDE

Front: Block paving forms the driveway with a low level fence to one side of the boundary and a low level brick wall to the other and to the front to create a border. An opening allows access onto the driveway.

Rear: The rear garden has a mixture of concrete and paved area perfect for entertaining in the summer months. Brick built borders have been created to set the patio area and rear of the garden with some additional shrubbery. The balance of the garden is laid lawn with brick wall boundary. There are outbuilding to include storage and additional W.C

## LOCATION

Lavender Rise is situated about 1 mile from town centre with mainline railway station which benefits from The Elizabeth Line. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre 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 hot water cylinder.

## WINDOWS

Mainly UPVC double glazed sealed unit windows.

## 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>                          |           | <b>85</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>67</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  |

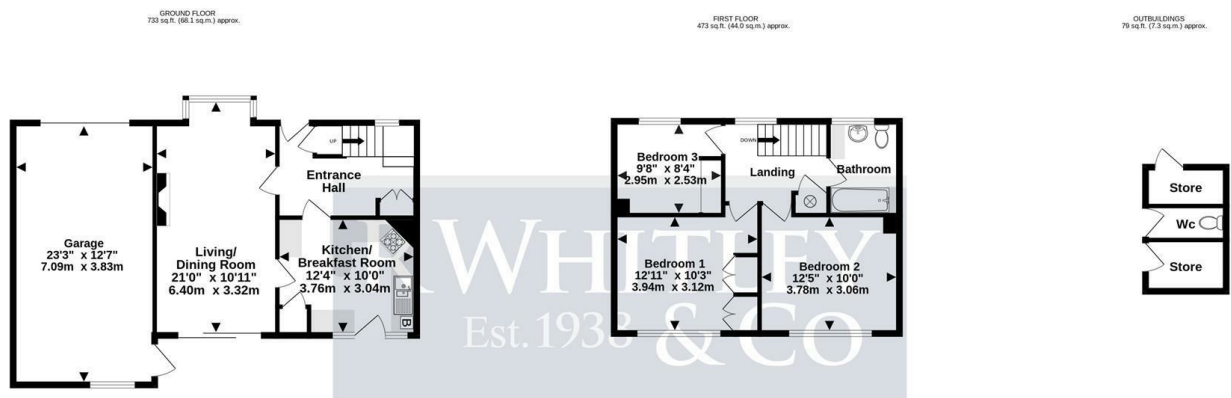












TOTAL FLOOR AREA INCLUDES GARAGE BUT EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 1207sq.ft. (112.1 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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