



11

Almond Avenue  
West Drayton  
Middlesex  
UB7 9EJ

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RWHITLEY  
Est. 1938 & CO

# Guide Price £515,000



- 3 Bed Semi-Detached House
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Downstairs WC
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Own Driveway
- Good Sized Rear Garden

## DESCRIPTION

This three bedroom semi-detached house offers great accommodation for family living, has potential to extend (subject to planning permission) and backs onto Stockley recreation ground. The property is situated in a convenient location approximately 1 mile from the town centre with Elizabeth Line. To the ground floor there is an entrance hallway with downstairs WC located off, a modern fitted kitchen with door out to the rear garden and a spacious dual aspect 17'5 x 12'10 living/dining room benefiting from direct access to the rear garden via sliding patio doors. Stairs from the entrance hall lead to the first floor landing where you will find a principal double bedroom, further double bedroom and sensibly sized third bedroom.

There is also a modern family bathroom with a separate bath and shower.

## OUTSIDE

Front: Dropped kerb provides access to a tarmac driveway, suitable for parking up to three vehicles.

Rear: Concrete patio area with balance laid to lawn. Two brick built stores. Side pedestrian access. Backs onto Stockley recreation ground.

Note: The 20ftx8ft garden office shown in the garden photos isn't included in the house sale, as it's portable and the seller plans on taking it with them. The seller however would be open to offers on it in addition to the house price sale if the house buyer was interested.

## LOCATION

Almond Avenue is situated about 1 mile from town centre with 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.

## WINDOWS

UPVC double glazed windows.

## HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains gas, electricity, water and drainage.


## TENURE

Freehold.

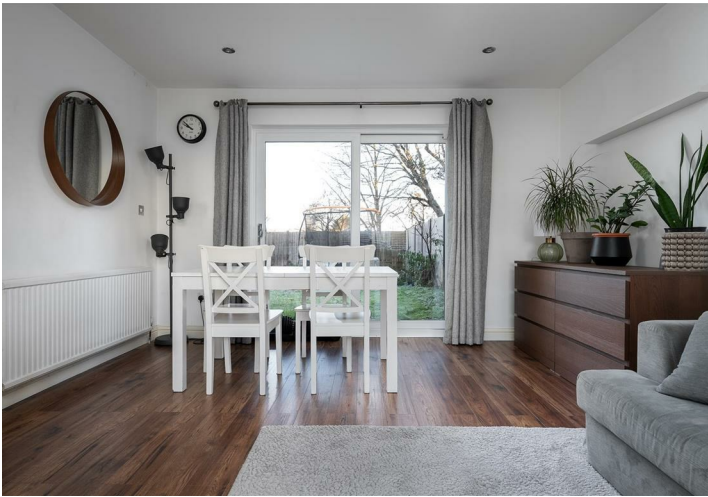
## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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 









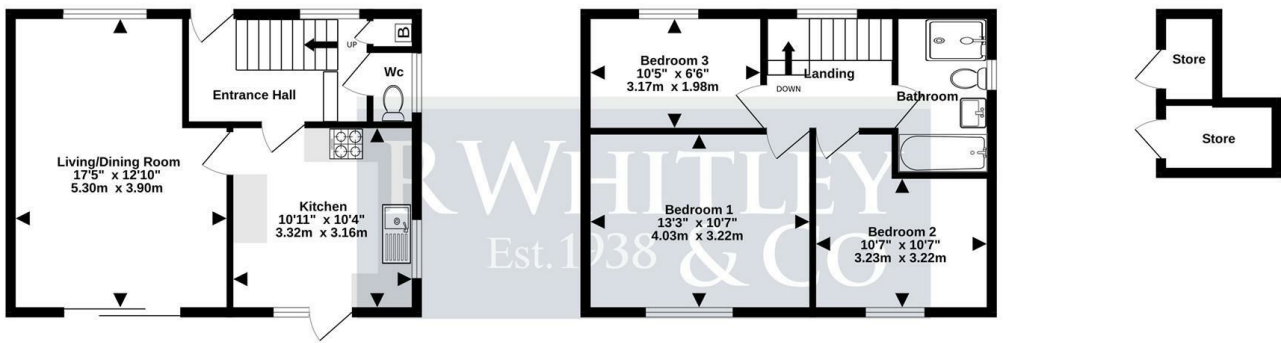




GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

FIRST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

OUTSIDE STORAGE  
45 sq.ft. (4.1 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARDEN STORES

TOTAL FLOOR AREA : 822sq.ft. (76.4 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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