



6

Cherry Orchard
West Drayton
Middlesex
UB7 7JR

RWHITLEY
Est. 1938 & CO

Guide Price £575,000



- Three Bedroom Semi-Detached House
- Potential To Extend (Subject To Planning Permission)
- Front Aspect Living Room
- Galley Style Kitchen
- First Floor Bathroom
- Garage
- Driveway
- Convenient Location for Elizabeth Line
- No Upper Chain

DESCRIPTION

Nestled in the much sought after 'Cherry Orchard' located just a short walk to the town centre with Elizabeth Line. This charming bay fronted 1930's built three bedroom semi-detached house offers a wealth of potential to upgrade, modernise and extend (subject to planning permission). Available for sale with no onward chain complications the generous accommodation is arranged over two floors and comprises an entrance porch and hallway, living room with imposing bay window, dining room with double doors to a lean-to and in turn a further door to the rear garden, galley style kitchen, three good sized bedrooms (two doubles and one single) and a first floor family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access via an opening to a low level brick wall to a block paved driveway which extends to the side leading to a garage at the rear.

Rear: Low maintenance rear garden. A mix of block paved and natural stone patio. Artificial grass. Garage.

LOCATION

The property is within walking distance of the mainline railway station which benefits from The Elizabeth Line. Schools, independent shops, supermarkets and bus routes are close by. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport are all within easy motoring distance.

HEATING & HOT WATER

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

WINDOWS

UPVC double glazed (except garage).

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 | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 51 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |



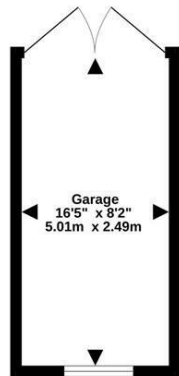
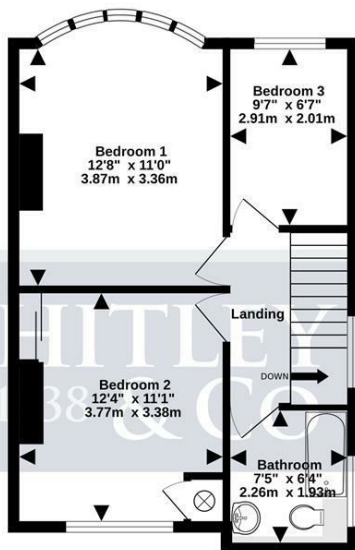
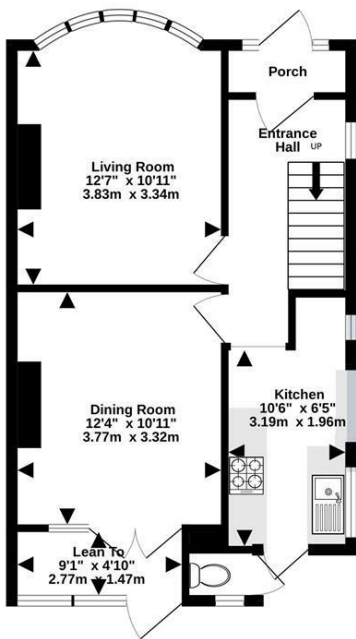




GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

FIRST FLOOR
443 sq.ft. (41.0 sq.m.) approx.

GARAGE
134 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 932sq.ft. (86.6 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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