



48

Church Road
West Drayton
Middlesex
UB7 7PX

RWHITLEY
Est. 1938 & CO

Guide Price £595,000



- Semi-Detached House
- Three Double Bedrooms
- Living Room
- Kitchen/Diner
- Downstairs WC
- Family Bathroom
- Gas Central Heating
- Garage
- No Onward Chain

DESCRIPTION
Situating just moments from 'The Green' and within The Conservation Area. A three bedroom semi-detached house which has been greatly improved over the years yet offers a wealth of potential to extend (subject to planning permission) to create a home that meets the needs of the larger or growing family. To the ground floor the accommodation comprises an entrance porch, hallway with WC off, spacious kitchen/diner with a comprehensive range of fitted units boasting black granite worksurfaces with breakfast bar and lastly a living room with bay window and attractive feature fireplace. Stairs from the entrance hallway lead to the first floor landing which provides access to three good sized bedrooms and a family bathroom with bath

and shower.

OUTSIDE
Front: A dropped kerb provides vehicular access to a generous area of tarmac surface providing ample parking and access to the side leading to the garage.
Rear: Natural stone patio area with brick built raised planters and steps down to a further block paved patio area with lawn beyond flowing to the bottom of the garden. Detached garage.

LOCATION
The town centre of West Drayton with mainline railway station with Elizabeth Line, bus routes, The Closes Park and The Green are all within a short walk. London Heathrow Airport, Hillingdon Hospital, Schools, the motorway network, Stockley Business Park and Uxbridge town centre are all conveniently nearby.

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 E.

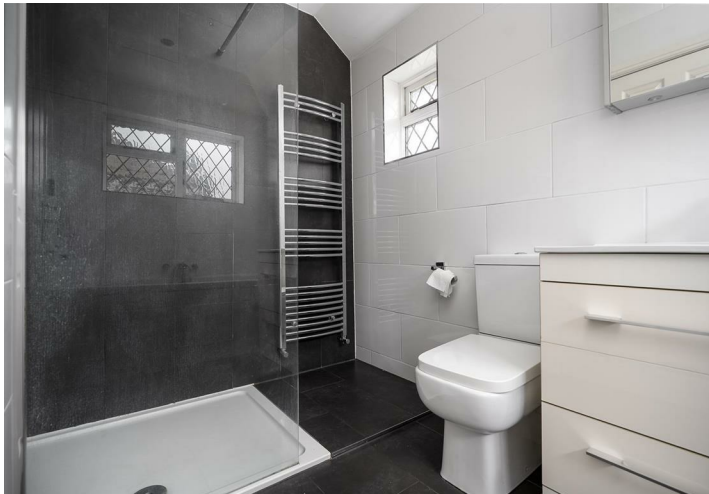
SERVICES
Mains gas, electricity, water and drainage.

TENURE
Freehold.

VIEWINGS
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



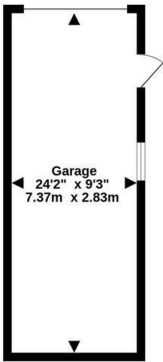
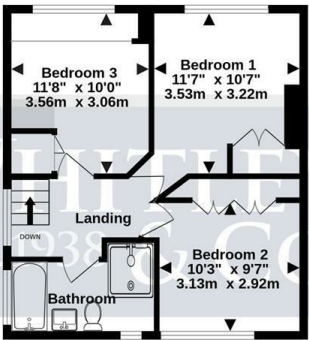
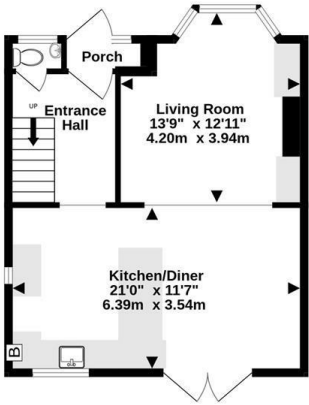




GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.

FIRST FLOOR
459 sq.ft. (42.6 sq.m.) approx.

GARAGE
223 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 939sq.ft. (87.2 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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