



77

Drayton Gardens
West Drayton
Middlesex
UB7 7LQ

RWHITLEY
Est. 1938 & CO

Guide Price £520,000



- Extended Semi-Detached House
- Three Bedrooms
- Living Room with Bay Window
- Dining Room
- Kitchen
- Downstairs WC/Shower Room and Plumbed Utility Area
- Upstairs WC/Shower
- Gas Central Heating
- Garage + Garden
- No Onward Chain

DESCRIPTION

Nestled in a cul-de sac within sought after 'Drayton Gardens' which is a short walk walk to the town centre with Elizabeth Line station. This bay fronted three bedroom semi-detached house was built in the late 1930's and has the benefit of a single storey extension to the rear. Sold with no onward chain complications the property has refurbished in 2015 and has been well maintained by the present vendors. The well planned accommodation comprises an entrance hallway, spacious living room with large bay window flooding the room with natural light, dining room opening to the fitted kitchen with double doors out to the rear

garden, and a downstairs WC/shower room with utility area. Stairs from the entrance hallway lead to the first floor landing providing access to the principal double bedroom, second double bedroom with bay window, third single bedroom and a shower room/WC.

OUTSIDE

Front: Opening through a low level brick wall provides access to a paved pathway to the front door. Balance laid to lawn. Shared driveway to the side of the property leading to the garage at the rear.

South Facing Rear Garden: Paved for easy maintenance with planting border. A rustic wall to the rear boundary gives the garden a courtyard feel and is a pleasant space to entertain in the summer months.

LOCATION

The property is within walking distance of the Elizabeth Line, schools, independent shops, supermarkets and bus routes. 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 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



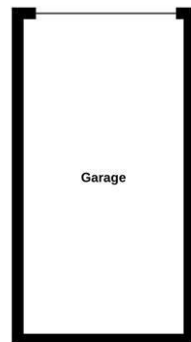
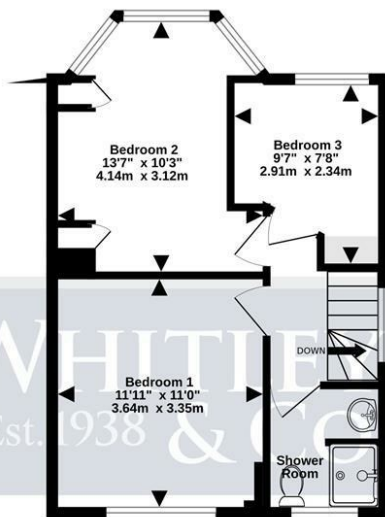
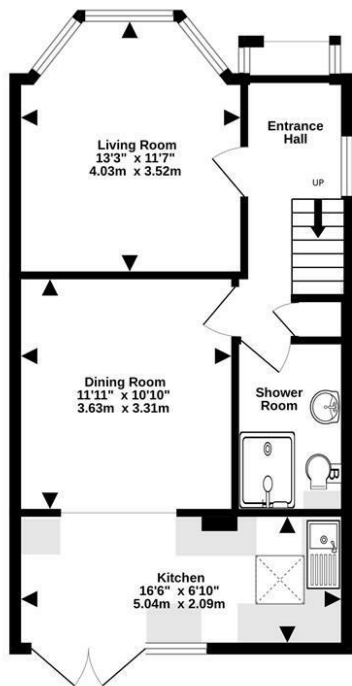




GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.

FIRST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

GARAGE



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 894sq.ft. (83.1 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

