

# 129a

Thornton Avenue  
West Drayton  
Middlesex  
UB7 9JZ

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RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £499,950



- ONWARD CHAIN COMPLETE
- 3 Bed End-of-Terrace House
- Living Room
- Kitchen/Diner
- Family Bathroom
- Garden
- Driveway
- UPVC Double Glazing
- Gas Central Heating

## DESCRIPTION

Crafted for ultimate family living with its easy flowing accommodation, tastefully presented interiors with a complete onward chain. An extended three bedroom end of terrace house with an impressive ground floor comprising an entrance hallway, spacious 19'2 x 9'4 kitchen/diner with a bay window and fitted with gloss white units, 17'11 x 12'0 living room forming the rear extension with double doors out onto the rear garden and a family bathroom with bath and separate shower. Stairs from the entrance hallway lead to the first floor landing which provides access to the main bedroom with en-suite WC and two further well proportioned bedrooms.

## OUTSIDE

Front: A dropped kerb provides access to a block paved area of off street parking for two cars.

Rear: Raised patio area and steps down to area laid to lawn. Timber summerhouse. Side pedestrian access.

## LOCATION

East Road 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 combination boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

UPVC double glazed windows and doors.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains electricity, gas, 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>	<b>73</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 





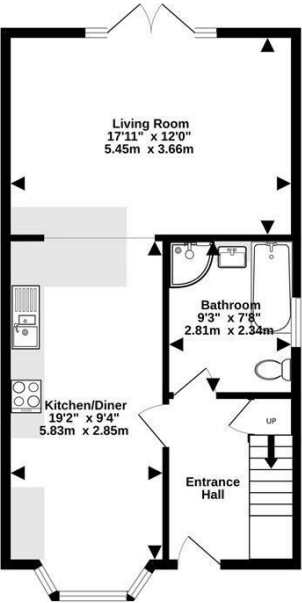




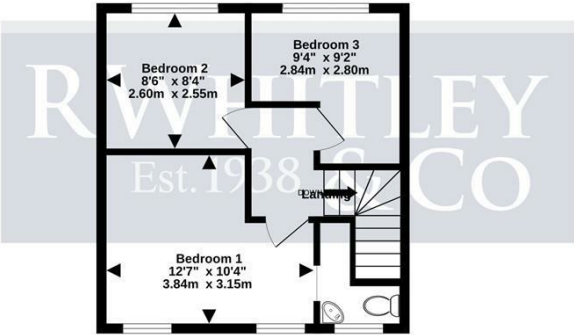




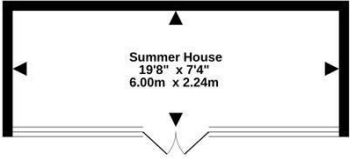
GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



FIRST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



OUTBUILDING  
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDING

TOTAL FLOOR AREA : 870sq.ft. (80.8 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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