

40

Magnolia Street
West Drayton
Middlesex
UB7 7UN

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £465,000



- Semi-Detached House
- Two/Three Bedrooms
- Dual Aspect Living Room
- Kitchen/Diner
- Utility Area
- Family Bathroom
- Generous Garden
- Driveway
- Gas Central Heating

DESCRIPTION

This well presented 2/3 bedroom semi-detached house is located on the popular 'Wise Lane Estate' and has been tastefully modernised and upgraded in recent years. The house, which offers potential to extend to the rear (subject to planning), has generous accommodation comprising an entrance hallway, dual aspect living room with wood effect laminate flooring, kitchen/diner fitted with modern high gloss handleless units and with an opening to a useful utility area with door to rear garden. Stairs from the entrance hallway lead to the first floor landing which has access to the principal double bedroom with built in wardrobe, second double bedroom which has been adapted to provide two bedrooms with one accessed off another

and lastly a modern family bathroom.

OUTSIDE

Front: A dropped kerb provides access to a concrete driveway with the balance of the area laid to slate chippings for easy maintenance.

Rear: Concrete pathway to side and part rear. Paved pathway to rear of garden leading to raised patio area. Balance laid to lawn. Side access.

LOCATION

A local school, shopping parade and bus routes are just a short walk. The town centre of West Drayton (with Elizabeth Line) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

HEATING & HOT WATER

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

WINDOWS

Double glazed sealed unit windows.

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

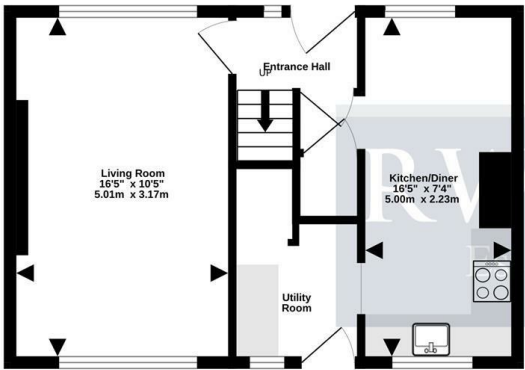
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



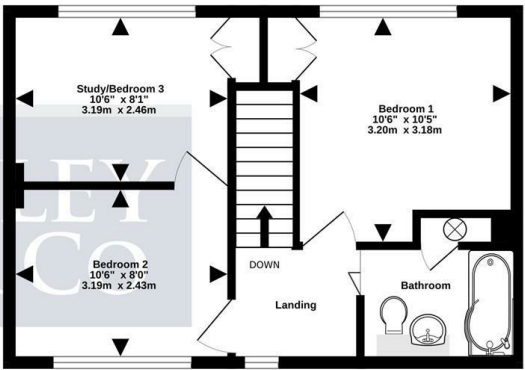




GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



FIRST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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