

64

Lowdell Close
West Drayton
Middlesex
UB7 8BB

RWHITLEY
Est. 1938 & CO

Guide Price £387,500



- Two Bed Mid-Terrace House
- Living/Dining Room
- Fitted Kitchen
- Bathroom
- Gas Central Heating
- UPVC Double Glazed Windows
- Garden
- Two Allocated Parking Spaces
- 0.9 mile walk to Elizabeth Line
- No Onward Chain

DESCRIPTION

A two bedroom mid-terraced house nestled in the sought after 'Lowdell Close'. The well planned accommodation comprises a useful entrance porch, 15'5 x 10' 11 living/dining room, modern fully fitted kitchen with integrated gas hob, fridge/freezer, oven, microwave and dishwasher. Stairs from the living/dining room lead to the landing which provides access to the principal bedroom with fitted wardrobe, second bedroom with fitted wardrobe and family bathroom.

OUTSIDE

Front: Pathway to front door. Planting bed.
Rear: A door from the kitchen leads to a patio area. The remainder of the garden is laid to

lawn. Timber garden shed and fenced boundaries. There is a gate providing rear access.

Parking: Two allocated parking spaces.

LOCATION

Hillingdon Hospital and bus routes are just a short walk away. The town centre of Yiewsley and West Drayton with Elizabeth Line are approximately 0.9 of a mile away by foot. Uxbridge town centre, Stockley Business Park, London Heathrow Airport and the motorway network are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Hot water cylinder.

WINDOWS

UPVC 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		89
(69-80) C	66	
(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	

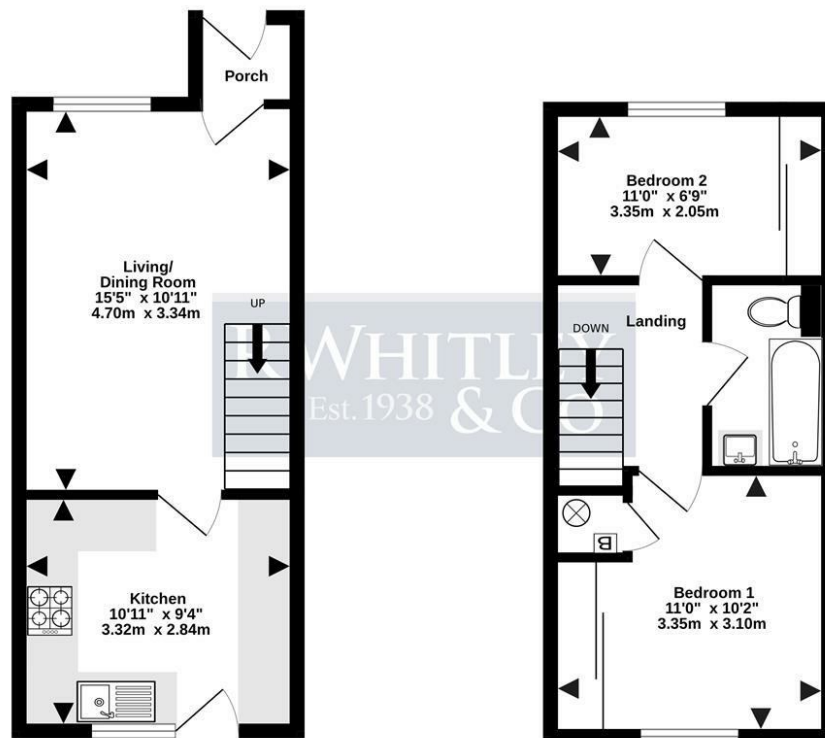






GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

FIRST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 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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