



29

Mill Road  
West Drayton  
Middlesex  
UB7 7EQ

---

RWHITLEY  
Est. 1938 & CO

# Guide Price £565,000



- Extended 1930's Semi-Detached House
- Three Bedrooms
- Spacious Living/Dining Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazing
- Family Sized Rear Garden
- Summer House
- Driveway
- Walking Distance to Town Centre

## DESCRIPTION

This extended and most attractive 1930's bay fronted three bedroom semi-detached house is located in a sought after location close to 'The Green' and within walking distance of the town centre with Elizabeth Line Station. Perfect for family living the property offers generous and easy flowing accommodation arranged over two levels, comprising a welcoming entrance hallway, well appointed shower room, spacious through living/dining room with large bay window, and kitchen/breakfast room which enjoys views over the rear garden with french doors opening out to a decked seating area. Stairs from the entrance hallway lead to the first floor landing which provides access to the principal double bedroom with bay window,

second double bedroom with views over the rear garden, further single bedroom and a family bathroom.

## OUTSIDE

Front: A shared dropped kerb provides access to a tarmac driveway to park two cars.  
Rear: Boasts outstanding views from the rear of the property towards Southland Art Centre's established grounds. French doors from the kitchen open out onto a substantial decked surface with extensive lawn beyond. Timber summer house with power and lighting.

## HEATING & HOT WATER

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

## WINDOWS

White 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) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>61</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 |

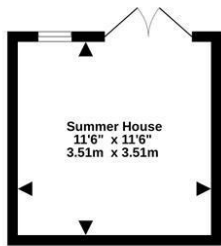
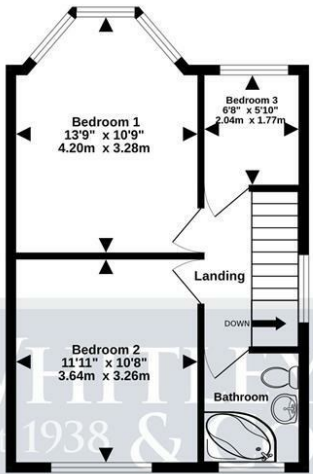
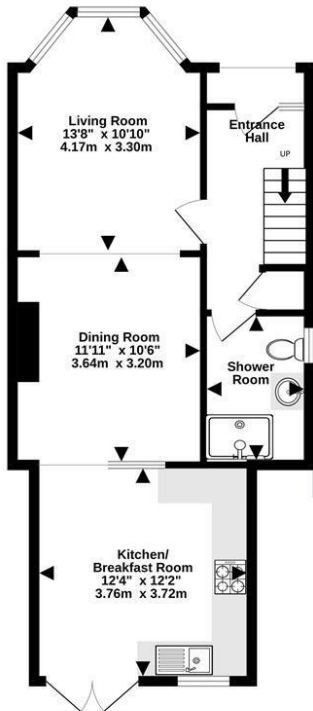




GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.

FIRST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

SUMMER HOUSE  
133 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES SUMMER HOUSE

TOTAL FLOOR AREA : 935sq.ft. (86.9 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.  
Made with Metropix 5/2025

# RWHITLEY

Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

