29

Mill Road
West Drayton
Middlesex
UB7 7EQ

R WHITLEY
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.

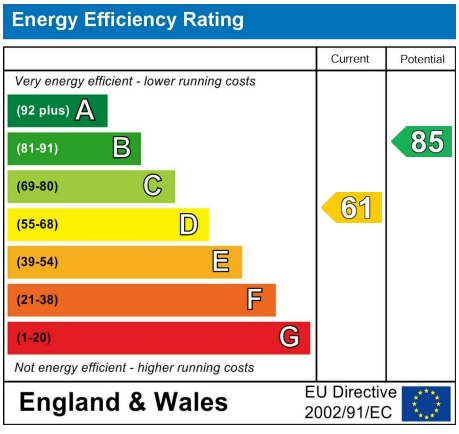
WINDOWS
White UPVC double glazed sealed unit windows.

COUNCIL TAX BAND
We understand that the current council tax band is D.

SERVICES
Mains gas, electricity, water and drainage.

TENURE
Freehold.

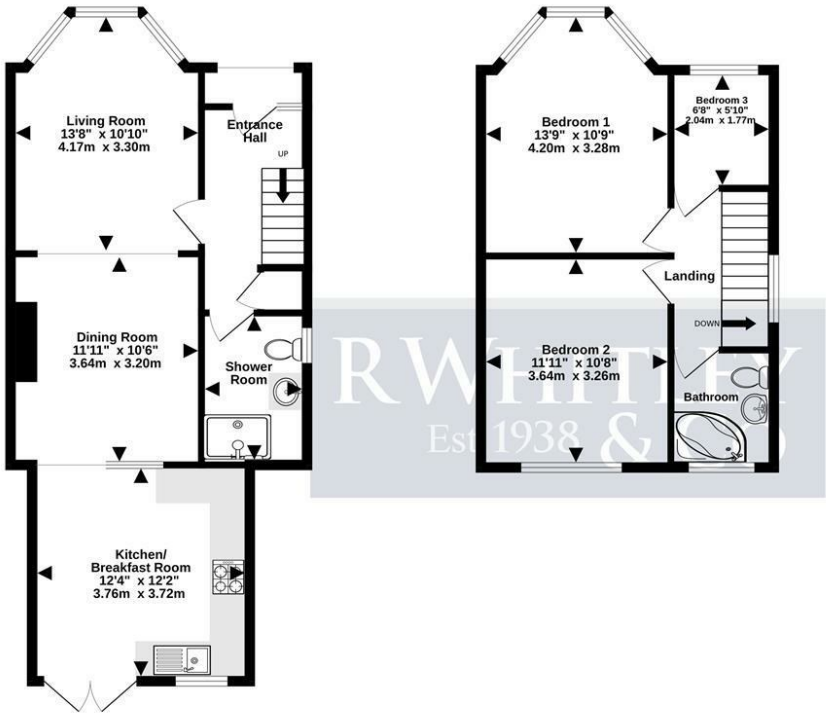
VIEWINGS
Strictly by appointment with R Whitley & Co



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.



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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.
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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 422711 | rwhitley.co.uk

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