

# 18

Providence Road  
West Drayton  
Middlesex  
UB7 8HJ

*A Deceptively Spacious Family Home*

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RWHITLEY  
Est. 1938 & CO



# Guide Price £560,000



- Extended 3 Bed Semi-Detached House
- Over 1,300 Sq Ft of Family Accommodation
- Downstairs WC
- Spacious Living Room with Bay Window
- Open Plan Kitchen/Diner
- South Facing Low Maintenance Rear Garden
- Gas Central Heating
- Short Walk to Town Centre

## DESCRIPTION

This deceptively spacious, extended three bedroom semi-detached house boasts a central location and benefits from over 1,300 sq ft of well planned family accommodation. Offering tremendous kerb appeal, the property must be seen to appreciate its generous internal proportions. The ground floor accommodation comprises a welcoming entrance hallway with useful downstairs WC, spacious 25'9" x 12'6" living room with attractive bay window and spacious open plan kitchen/diner with double doors out to the south facing rear garden. Stairs from the entrance hallway lead to first floor landing which provides access to an impressive 16'0" x 11'11" principal bedroom, second double bedroom, further bedroom and a family

bathroom with shower cubicle and separate bath.

## OUTSIDE

Front: Low level brick wall with metal gate providing pedestrian access to a pathway to the front door. Planting bed. Side pedestrian access to rear garden.

Rear: South facing garden which is mainly block paved for easy maintenance. An attractive wisteria covers a wooden pergola and provides an ideal shaded seating area in the summer months. A pathway leads to the rear of the garden where a metal gate provides access to a further area beyond which is paved and home to a 17'4" x 8'9" garden shed.

## LOCATION

Bus routes and the town centre of West Drayton with Elizabeth Line are within walking distance. The town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport 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 hot water cylinder.

## WINDOWS

Double glazed (except front door).

## 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>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</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 









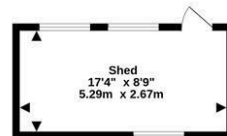
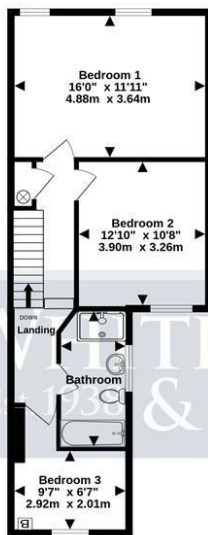
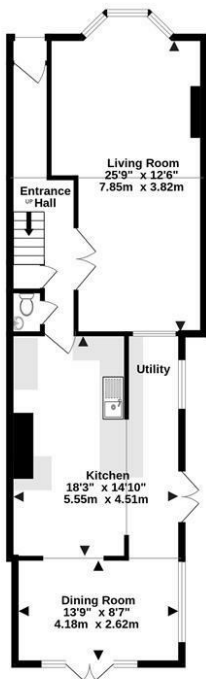




GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.

FIRST FLOOR  
555 sq.ft. (51.5 sq.m.) approx.

GARDEN SHED  
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARDEN SHED

TOTAL FLOOR AREA : 1301sq.ft. (120.9 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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