

21

Providence Road  
Yiewsley  
Middlesex  
UB7 8HL

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £515,000



- 3 Bed Semi-Detached House
- Living Room
- Fitted Kitchen
- Downstairs WC
- Newly Installed Gas Boiler (April 2025)
- Double Glazed Windows
- Generous Garden
- Driveway

## DESCRIPTION

Located in the ever popular 'Providence Road' and within walking distance of the town centre and Elizabeth Line, this three bedroom semi-detached house with generous rear garden has been well maintained by the current owner. The spacious accommodation is arranged over two floors and to the ground floor comprises an entrance porch with oak flooring which extends through to the hallway and into the inviting front aspect living room. There is also a fitted kitchen with a comprehensive range of wall and floor cupboard units with door out to the rear garden, a convenient downstairs cloakroom/WC and a useful under-stairs storage cupboard. Stairs from the hallway lead to the first floor landing which provides access to three good sized bedrooms, all with fitted wardrobes and a family bathroom.

## OUTSIDE

Front: A dropped kerb provides access through an opening in the brick wall boundary to a concrete driveway which extends down the side of the property. Planting bed and small circular paved patio area.

Rear: Generously proportioned rear garden comprising a paved patio area with block paved pathway leading to a further paved patio area at the rear of the garden with timber shed. Balance laid to lawn with attractive planting borders.

## 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.

## WINDOWS

UPVC double glazed.

## HEATING & HOT WATER

A gas fired boiler (newly installed in April 2025) serves the radiator system and provides the domestic hot water. Electric immersion heater in a hot water cylinder.

## 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>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	







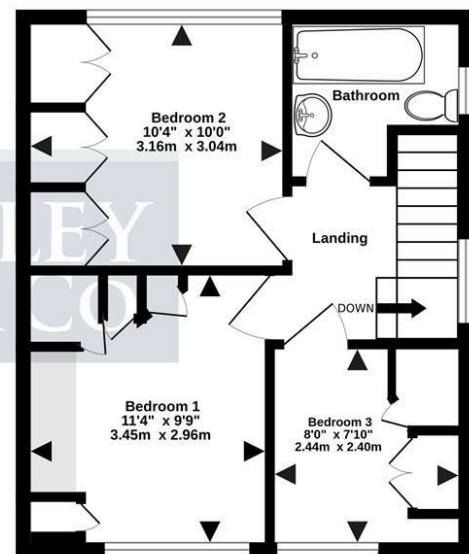
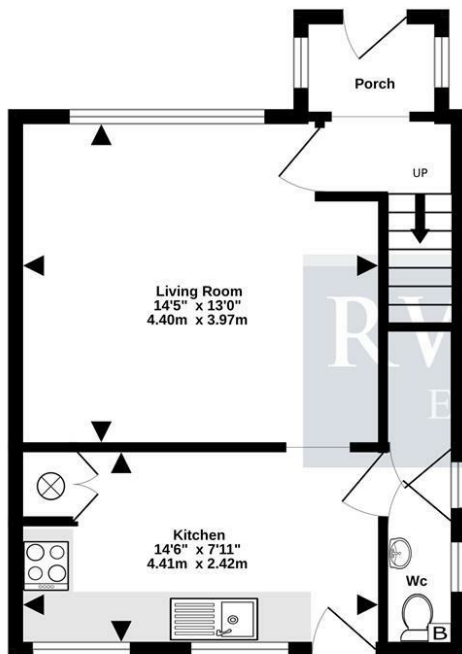






**GROUND FLOOR**  
386 sq.ft. (35.9 sq.m.) approx.

**FIRST FLOOR**  
363 sq.ft. (33.8 sq.m.) approx.



**TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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# R WHITLEY

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