

80

Keats Way
West Drayton
Middlesex
UB7 9DU

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £500,000



- 3 Bed Linked Semi-Detached House
- Living Room
- Dining Room
- Luxury Fitted Kitchen
- Family Bathroom
- Large Garage
- Garden
- Block Paved Driveway
- Gas Central Heating
- Double Glazing

DESCRIPTION

Showcasing generous proportions, this extended three bedroom linked semi-detached house has been extremely well cared for over the years and is well worthy of your early inspection. The cleverly planned and easy flowing accommodation comprises an entrance porch, spacious living room flowing into a sitting room and in turn, a dining room with double doors out to the rear garden. There is also a beautiful fitted kitchen with black granite worksurfaces and door to the garage. Stairs from the living room lead to the first floor landing which provides access to the 13'5 x 10'1 principal bedroom with built in storage cupboard, second double bedroom with built in wardrobe, third double bedroom

and a family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved driveway. Roller garage door provides access to a large 35'8 x 8'0 garage.

Rear: Paved patio area with stepping stones leading to the rear of the garden with further crazy paved patio area. Balance laid to lawn with established planting borders.

LOCATION

A local school, bus routes and local shops are just a short walk. The town centre of West Drayton (with Elizabeth Line station) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

HEATING & HOT WATER

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

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.

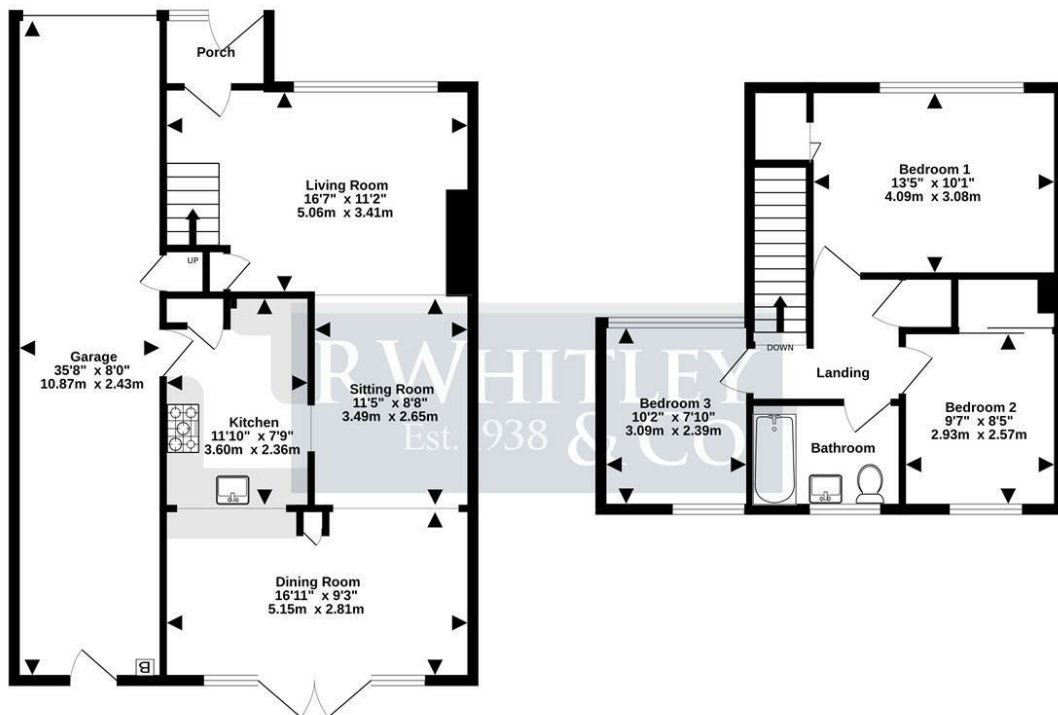
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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
829 sq.ft. (77.0 sq.m.) approx.

FIRST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL SQUARE FOOTAGE EXCLUDES GARAGE

TOTAL FLOOR AREA : 997sq.ft. (92.6 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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