

# 48

Colham Avenue  
West Drayton  
Middlesex  
UB7 8HF

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £515,000



- 2/3 Bed Semi-Detached House
- Short Walk to Town Centre & Elizabeth Line
- Living Room
- Dining Room
- Kitchen
- Large Family Bathroom
- Generous Garden
- Gas Central Heating
- Double Glazing

## DESCRIPTION

Located on tree line 'Colham Avenue' and within a short walk of the Town Centre and Elizabeth Line station. This generously proportioned and well maintained three bedroom semi-detached house is ideally suited to families and investors alike. The well planned accommodation comprises a n entrance hallway providing access to a 12'10 x 12'9 dining room, flowing via a wide opening into the 11'11 x 11'11 living room with attractive bay window. A door from the dining room leads to the dual aspect fitted kitchen with views over, and door to, the rear garden. Stairs from the entrance hallway lead to the first floor landing which provides access to three bedrooms (bedroom 3 being accessed

via bedroom 2) and a large family bathroom.

## OUTSIDE

Front: Low level brick wall with wooden gate providing access to pathway to front door. Side access to rear garden.

Rear: Patio area to the rear of the property with extensive area of lawn and attractive planting borders. Concrete hardstanding area to rear with two sheds.

## 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 combination boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

UPVC double glazed windows (except front door).

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains electricity, gas, 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>		
(55-68) <b>D</b>	<b>61</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







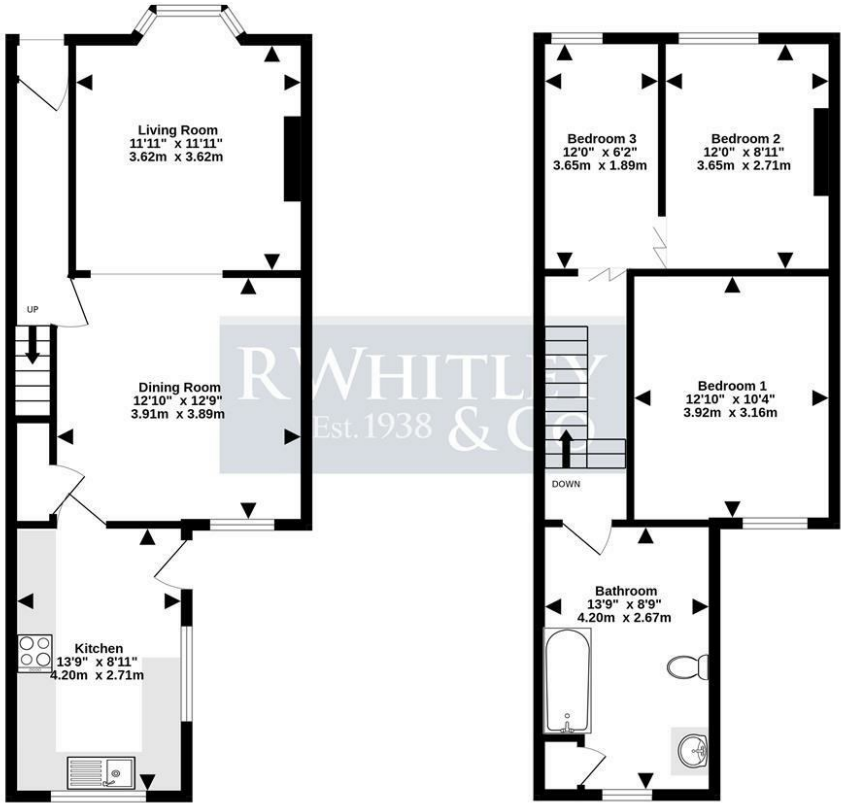






GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

FIRST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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