

38

Pear Tree Avenue  
West Drayton  
Middlesex  
UB7 8DG

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RWHITLEY  
Est. 1938 & CO

# Guide Price £419,950



- Two Double Bedroom Mid-Terrace House
- Living Room
- Dining Room
- Kitchen
- Downstairs Shower Room
- Garden
- Garden Store
- Driveway
- Double Glazed
- Gas Central Heating

## DESCRIPTION

This two double bedroom semi-detached house has been well cared for by the current owner and is offered to market for the first time in 36 years. The well planned accommodation comprises an entrance porch, hallway, spacious 13'11 x 11'1 living room with opening to a dining room with double doors out to the rear garden, good sized fitted kitchen and shower room. Stairs from the entrance hallway lead to the first floor landing which provides access to two generous dual aspect double bedrooms.

## OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved driveway with parking

for up to two vehicles. Shared pedestrian access to rear garden.  
Rear: Paved patio area. Balance laid to lawn. Spacious garden store.

## LOCATION

Hillingdon Hospital and bus routes are just a short walk. West Drayton town centre with Elizabeth Line, Stockley Business Park, Brunel University, London Heathrow Airport, the motorway network and town centre of Uxbridge are all within easy motoring distance.

## HEATING & HOT WATER

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

## WINDOWS

UPVC double glazed.

## COUNCIL TAX BAND

We understand that the current council tax band is D.


## SERVICES

Mains gas, electricity, water and drainage.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 	

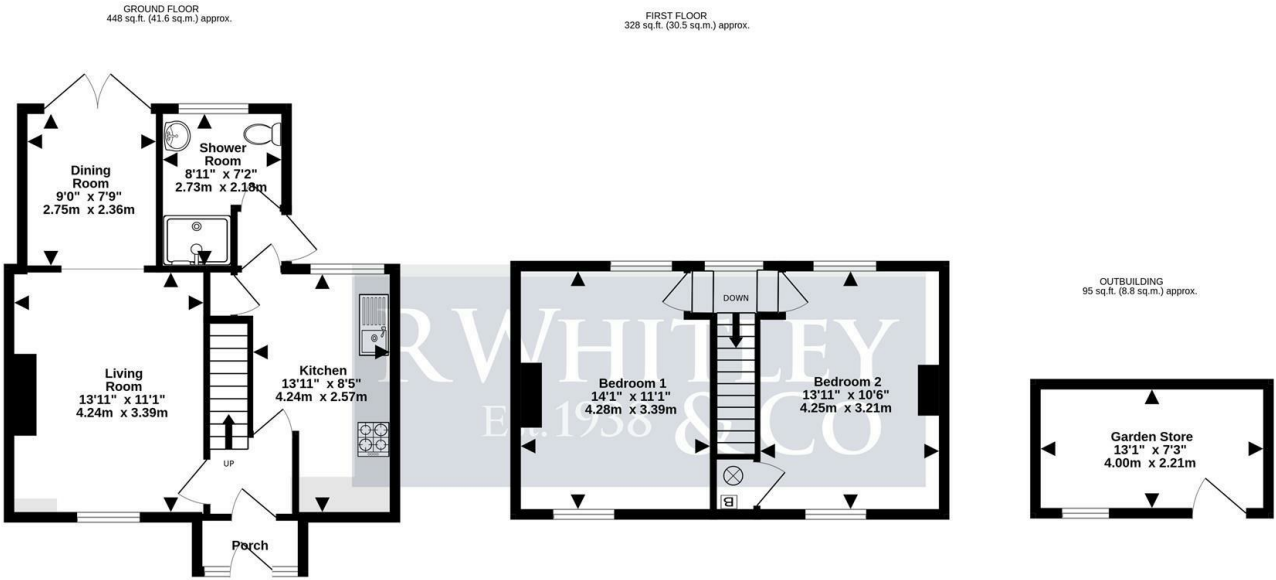












TOTAL FLOOR AREA EXCLUDES GARDEN STORE

TOTAL FLOOR AREA : 776sq.ft. (72.1 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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