

11

Blackthorn Avenue
West Drayton
Middlesex
UB7 9EU

RWHITLEY
Est. 1938 & CO

Guide Price £485,000



- 3 Bed Mid-Terrace House
- Living/Dining Room
- Kitchen with Granite Worksurfaces
- Downstairs WC
- Fully Tiled Shower Room
- Gas Central Heating
- Double Glazing
- Driveway
- Garden
- Useful Outside Stores

DESCRIPTION

This greatly improved and well-maintained three-bedroom mid-terrace house is offered to the market with no onward chain. The thoughtfully laid out and easy-flowing accommodation is ideal for early viewing and includes a useful porch, entrance hallway with a convenient downstairs WC and a spacious 18'11 x 12' dual-aspect living/dining room featuring a bay window and sliding doors to access the rear garden.

The kitchen has been refitted and boasts a comprehensive range of shaker style wood effect units with sleek granite work surfaces. Upstairs, the first-floor landing leads to a well-proportioned principal bedroom with

fitted wardrobes, a second double bedroom with built-in storage, and a good-sized third bedroom. The modern shower room has also been re-fitted in recent years and is fully tiled, offering a stylish and contemporary finish.

OUTSIDE

Front: A dropped kerb provides access through double wrought iron gates (in low level brick wall boundary) to a paved driveway. There is a small area laid to lawn with established ornamental cherry tree.

Rear: Patio area with pathway leading to rear of garden. Balance laid to lawn with planting borders. Two useful brick stores. Shared alleyway to gain access from the front to the rear garden.

LOCATION

Blackthorn Avenue is situated about 1.2 miles from the town centre with Elizabeth Line. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre 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.

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		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



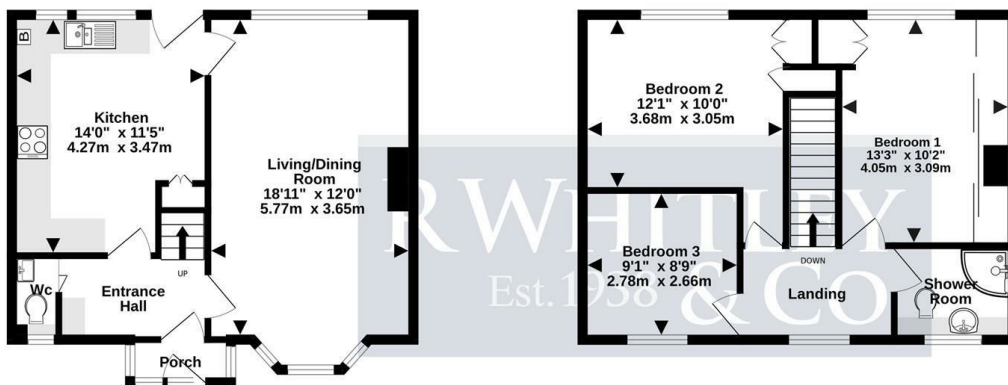




GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

FIRST FLOOR
470 sq.ft. (43.6 sq.m.) approx.

GARDEN STORES
43 sq.ft. (4.0 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARDEN STORES

TOTAL FLOOR AREA : 929sq.ft. (86.3 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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