

29

Colne Avenue
West Drayton
Middlesex
UB7 7AJ

RWHITLEY
Est. 1938 & CO

Guide Price £650,000



- 3 Bedroom Semi-Detached House
- Living Room
- Dining Room
- Kitchen
- Bathroom + Separate WC
- Riverside Garden
- Timber Summerhouse, Workshop & Store
- Potential To Extend (Subject To Planning Permission)
- Driveway
- Garage

DESCRIPTION

Situated on the much favoured and prestigious 'Garden City Estate' and enjoying river frontage. An immaculately presented and well cared for three bedroom semi-detached house which offers a wealth of potential to extend (subject to planning permission) to create a home that meets the needs of a larger or growing family. The well planned accommodation comprises a welcoming entrance hallway, beautifully presented living room with bay window, dining room with sliding doors out to the rear garden and a fitted kitchen. Stairs from the entrance hallway lead to the first floor landing which provides access to the principal bedroom with

fitted wardrobes, second double bedroom with views over the rear garden, third sensibly sized bedroom, fully tiled bathroom and separate WC.

OUTSIDE:

Front: Dropped kerb provides access to a block paved driveway extending down the side of the property to the detached garage with roller doors to both front and rear to enable access through to a further area of hardstanding for parking.

Rear: Crazy paved patio with ornamental pond and brick built planters with pathway through an area laid to lawn. Further crazy paved area with timber summerhouse (with light & power), timber workshop (with light and power), timber shed (with light and power), and greenhouse. Further area laid to lawn and riverside area beyond.

LOCATION

The property is within walking distance of the mainline railway station with The Elizabeth Line, schools, independent shops, supermarkets and bus routes. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport 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.

COUNCIL TAX BAND

We understand that the current council tax band is E.

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		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



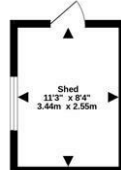
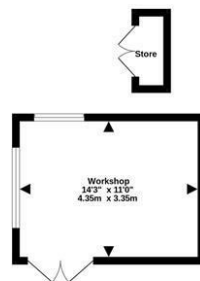
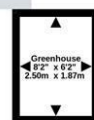
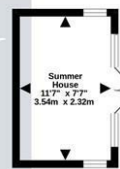
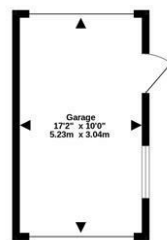
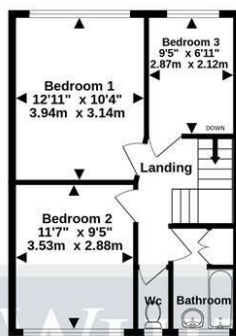
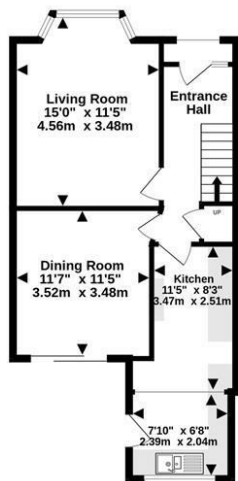




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

FIRST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

OUTBUILDINGS
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA: 931sq.ft. (86.5 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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