

65

The Green
West Drayton
Middlesex
UB7 7PW

RWHITLEY
Est. 1938 & CO

Guide Price £595,000



- 3 Bed Detached House
- Views over 'The Green'
- Walking Distance to Town Centre
- Living Room with Bay Window
- Kitchen/Diner
- Utility Room
- Garden
- Gas Central Heating
- No Chain

DESCRIPTION

Overlooking the leafy expanse of 'The Green' - one of the largest Conservation Areas in Middlesex - this three-bedroom detached house enjoys a highly desirable setting just a short walk from the town centre and Elizabeth Line station.

Offering approximately 1,008 sq ft of generously proportioned accommodation arranged over two floors, the ground floor comprises an entrance porch leading into a welcoming hallway, a 13'2 x 12'10 living room with bay window and views over The Green and a fitted kitchen that opens into a dining area with a bay window and double doors to the rear garden. A utility room completes the ground floor.

Upstairs, the first-floor landing gives access

to three bedrooms: the principal bedroom with a bay window and front aspect views over The Green, a second bedroom overlooking the rear garden, a third bedroom, and a fully tiled family bathroom.

OUTSIDE

Front: A dropped kerb provides access to a small driveway offering off-street parking for a compact vehicle. There is also on-street residents' permit parking. A side pedestrian gate provides access to the rear garden.

Rear: The garden features a paved patio area, with the remainder mainly laid to lawn and bordered by a variety of established planting.

LOCATION

Ideally situated within walking distance of the town centre, Elizabeth Line station, a local shopping parade, schools, bus routes, and The Closes Park. The property also benefits from easy motoring access to London Heathrow Airport, Stockley Business Park, the motorway network, and Uxbridge town centre.

HEATING & HOT WATER

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

WINDOWS

UPVC double glazed (except porch).

COUNCIL TAX

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

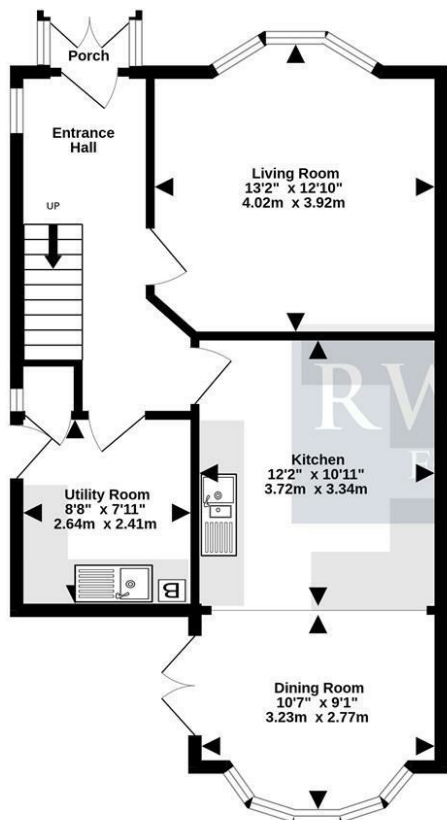
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



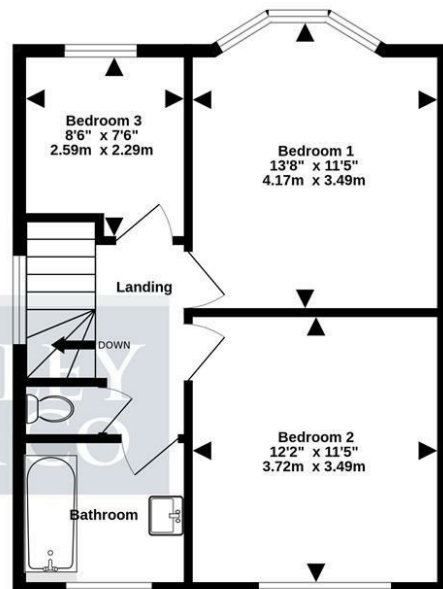




GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



FIRST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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