

14

Providence Road
Yiewsley
Middlesex
UB7 8HJ

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £500,000



- Three Bed Semi-Detached House
- Short Walk to Town Centre
- Spacious Living Room with Bay Window
- Dining Room
- Fitted Kitchen
- South Facing Garden
- Gas Central Heating

DESCRIPTION

Available for sale for the first time in over 38 years and enjoying a central location, this three-bedroom semi-detached home offers over 1,100 sq ft of well-arranged family accommodation and impressive kerb appeal.

The ground floor features a welcoming entrance hallway, a spacious 14'1 x 12'6 living room with bay window, a separate dining room, and a fitted kitchen with rear garden views and direct access to the garden.

Upstairs, the first-floor landing leads to a generous 16'0 x 11'11 principal bedroom, a second double bedroom, a good-sized third bedroom, and a family bathroom.

OUTSIDE

Front: A low brick wall with metal gate opens to a pathway leading to the front door, with

artificial grass providing a low-maintenance finish. Side pedestrian access leads to the rear garden.

Rear: South facing garden with concrete patio area. Low level brick wall with opening leads to area laid to lawn with established shrubs and timber shed. There is also an outside WC.

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 boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

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		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

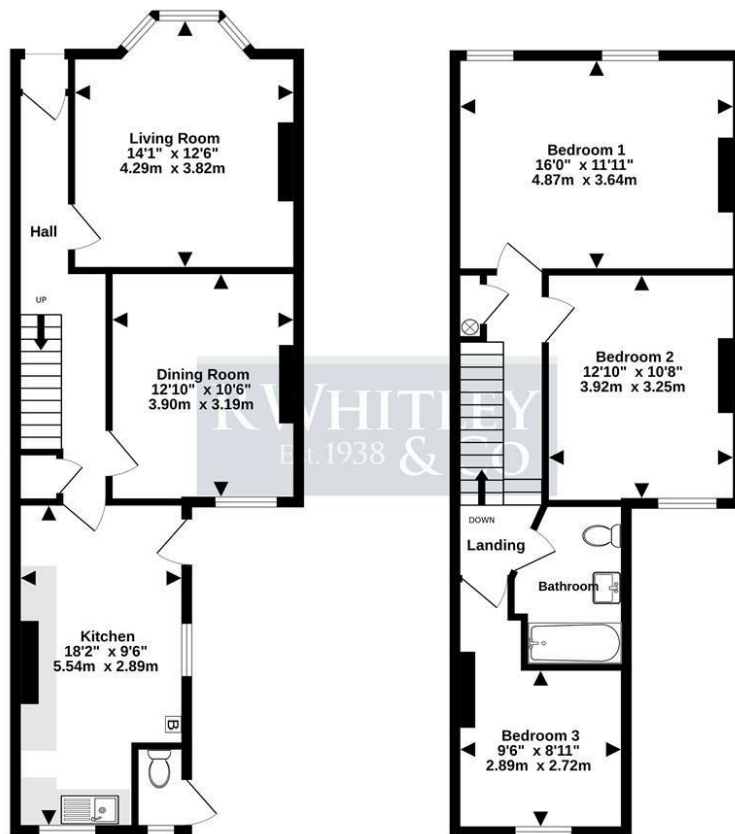






GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.

FIRST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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