

27

Blossom Way
West Drayton
Middlesex
UB7 9HF

RWHITLEY
Est. 1938 & CO

Guide Price £550,000



- Three Bed Semi-Detached House
- Living Room
- Dining Room
- Kitchen
- Bathroom + Separate WC
- Gas Central Heating
- Garden
- No Onward Chain

DESCRIPTION

This generously proportioned bay-fronted three bedroom semi-detached house is offered to market with no onward chain complications. The thoughtfully planned accommodation comprises a welcoming entrance hallway providing access to the light filled 14' x 13'2 living room with bay window, dining room with sliding doors to the rear garden and a fitted kitchen. Stairs from the entrance hallway lead to the first floor landing which provides access to the main double bedroom with bay window and fitted wardrobes, second double bedroom with views over the rear garden, third sensibly sized bedroom, bathroom and separate WC.

OUTSIDE

Front: In need of landscaping.

Rear: Part paved, part concrete with balance laid to lawn. Pedestrian side access via shared

driveway.

LOCATION

Bus routes are just a short walk. Local shops, the town centre of West Drayton (with Elizabeth Line station), 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 combination boiler serves the radiator system and provides the domestic hot water.

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.

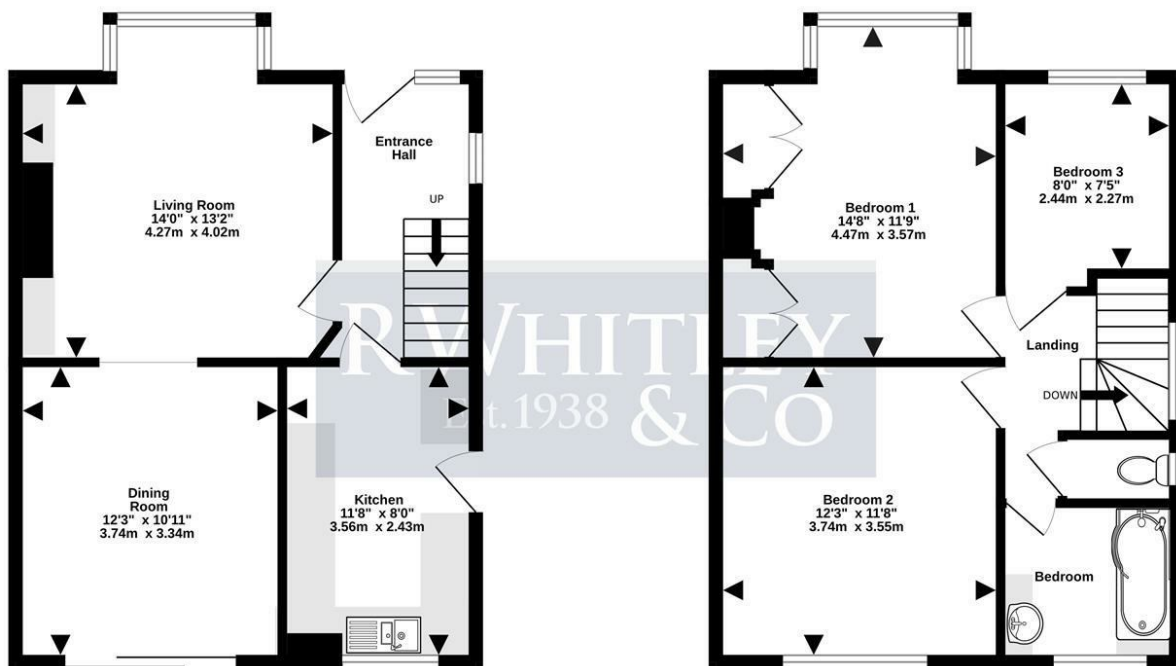
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

FIRST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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