

33

Money Lane
West Drayton
UB7 7NU

RWHITLEY
Est. 1938 & CO

Offers In The Region Of £585,000



- Much Improved Three Bed Semi-Detached House
- Living Room
- Dining Room
- Fitted Kitchen
- Modern Bathroom
- Downstairs WC
- Garden
- Garage
- Off Street Parking Space in Front of Property
- Walking Distance to Elizabeth Line

DESCRIPTION

A beautifully improved three bedroom semi-detached character home, ideally positioned on the much sought after Money Lane within the Conservation Area and just a short walk from The Green, town centre and Elizabeth Line.

The ground floor features an inviting entrance hallway with a useful understairs cupboard, leading into a superbly arranged living space that works equally well for everyday life and entertaining. The living room enjoys an impressive bay window and log burning stove, complemented by a dining room with a wide opening to the modern kitchen - fitted with contemporary wall and floor units, white quartz worksurfaces, an electric induction range cooker, and integrated dishwasher, washing machine, and

microwave. A cloakroom/WC and French doors opening to the rear garden complete the ground floor.

Stairs from the dining room rise to the first floor landing, providing access to a generous principal bedroom with fitted wardrobes and twin windows filling the room with natural light, a second double bedroom, a larger-than-average third bedroom, and a bathroom fitted with a trendy white suite.

OUTSIDE

Front: An off street car parking space can be found directly in front of the property. Natural stone paved pathway leading to the front door. A shared driveway provides access to the rear garage, which benefits from an electric roller door, light, and power.

Rear: Timber decked area leading to a natural stone patio and a lawn beyond with raised planters.

LOCATION

Perfectly placed within a short walk of The Green, the town centre of Yiewsley and West Drayton (Elizabeth Line), local bus routes (with services to London Heathrow and Uxbridge), and nearby schools. 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

White UPVC double glazed sealed unit windows (except front door & garage).

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

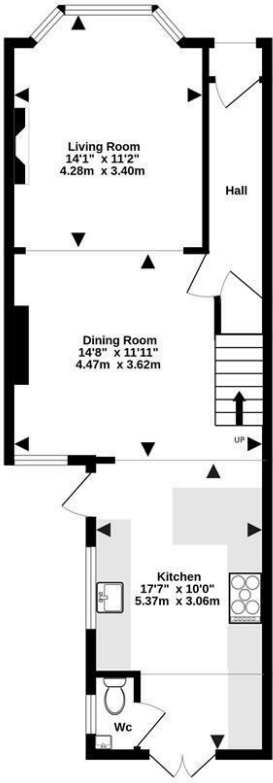
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



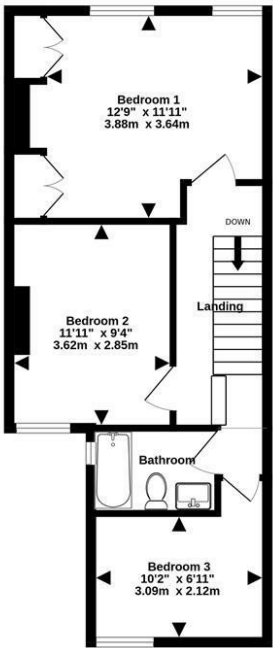




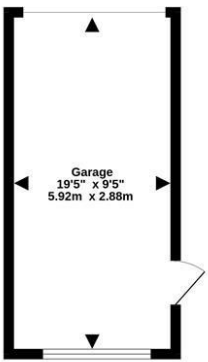
GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



FIRST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



GARAGE
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 983sq.ft. (91.3 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.
Made with Metropix ©2020

RWHITLEY

Est. 1938 & CO

Every care has been taken with the preparation of these brochures, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, fittings and appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and floor plans are for general guidance only and are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

