

The Common
West Drayton
Middlesex
UB7 7HQ

RWHITLEY
Est. 1938 & CO

Guide Price £1,300,000



- Detached House
- Four Bedrooms
- Spacious Living Room
- Open Plan Kitchen/Diner with Bi-Fold Doors
- Downstairs WC/Shower Room
- Bathroom
- Detached Garage
- Generous Garden
- Large Driveway
- Yard Area with Separate Entrance

DESCRIPTION

A rare opportunity to acquire a substantial freehold four bedroom detached house set on a generous lakeside plot, complete with a large detached garage, driveway and yard area. Securely positioned behind electric entry gates, the property is nestled on 'The Common' and is well worthy of your early inspection.

The property offers impressive proportions throughout, comprising an entrance hallway with storage cupboard and a stunning open-plan kitchen/diner which is perfect for entertaining and features modern handleless gloss units with quartz worksurfaces and

bi-fold doors opening out to the garden. The ground floor accommodation continues with a spacious 30'11 x 13'11 living room, two double bedrooms (both with built-in storage), and a fully tiled wet room with WC.

Stairs from the living room lead to the first floor landing, which provides access to the principal double bedroom with built-in wardrobes, a further double bedroom, and a fully tiled luxury bathroom.

OUTSIDE

Electric sliding metal gates open onto an extensive block-paved driveway, providing access to a detached garage (with light and power) and a timber store. A raised Indian sandstone patio overlooks the generous lawned garden. In addition, there is a separate yard area with a store, accessed via its own gate.

LOCATION

Bus routes, The Green and The Closes Park are all just a short walk away. West Drayton's Elizabeth Line station is within easy reach, while Uxbridge town centre, Stockley Business Park, the motorway network, and London Heathrow Airport are all within convenient motoring distance.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water. There is electric underfloor heating to the kitchen/diner and downstairs shower room.

WINDOWS

Mainly double glazed sealed unit windows (except one timber Velux double glazed window).

COUNCIL TAX BAND

We understand that the current council tax band is E.

SERVICES

Gas is provided by an LPG tank. Mains electricity and water. Cesspit drainage.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

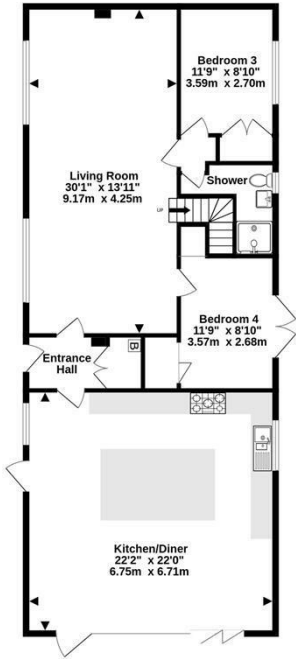
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



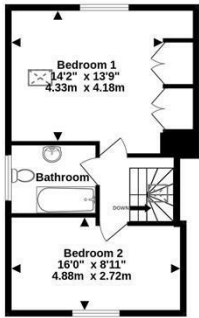




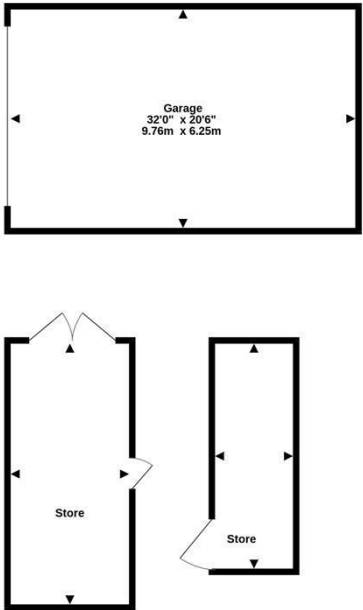
GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



FIRST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



GARAGE + OUTBUILDINGS
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE & OUTBUILDINGS

TOTAL FLOOR AREA : 1755sq.ft. (163.0 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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