

27A

Beech Close
West Drayton
Middlesex
UB7 9LQ

RWHITLEY
Est. 1938 & CO

Guide Price £635,000



- Detached Bungalow
- 5 Bedrooms
- Living/Dining Room
- Fitted Kitchen with Quartz Worksurfaces
- Bathroom
- Air Conditioning to Two Bedrooms + Living/Dining Room
- Generous Driveway
- Garden
- Energy Efficient - EPC Rating A

DESCRIPTION
This energy efficient five-bedroom detached chalet bungalow offers spacious and versatile accommodation, ideally suited to family living. Additional benefits include air conditioning to the two upstairs bedrooms and living/dining room, solar panels with a home battery system, and electric car charger. The accommodation comprises a double doored porch leading into the entrance hallway, 17'3 x 14'5 living/dining room with double doors out to the garden, 23'8 modern fitted kitchen with skylights and quartz worksurfaces, two front-facing bedrooms (one of which is dual aspect), a further bedroom off the living room, and a modern three-piece bathroom. Stairs from the entrance hallway provide access to two

additional double bedrooms, one of which has en-suite WC.

OUTSIDE
Front: Generous block paved driveway providing ample off street parking. Double gates providing access to the garden providing additional off street parking if required. Single phase Zappi 7Kwh electric car charger.
Side: Extensive paved patio area with fixed gazebo and balance laid to lawn.

LOCATION
Beech Road is located approximately 1.1 miles from West Drayton town centre with Elizabeth Line station. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. 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.

COUNCIL TAX BAND
We understand that the current council tax band is E.

SERVICES
Mains gas, electricity, water and drainage. There are also solar panels and a home battery system (which is approximately 4.5kW).

TENURE
Freehold

VIEWINGS
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(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 	

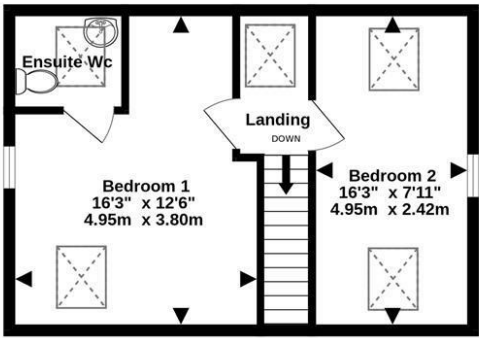
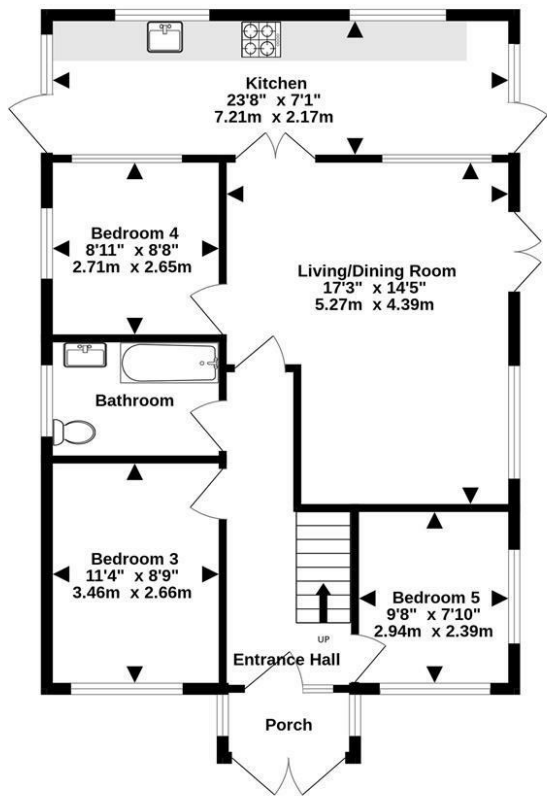






GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

FIRST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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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