

7

Maxwell Road
West Drayton
Middlesex
UB7 9HW

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £450,000



- Extended Three Bed End-of-Terrace House
- Living Room
- Kitchen/Diner
- Downstairs Bathroom
- Driveway
- Garden
- Garden Store
- 0.9 Mile Walk to Elizabeth Line Station

DESCRIPTION

Located just under a mile from West Drayton's Elizabeth Line Station, this well presented three bedroom end-of-terrace house is well worthy of your early inspection. The thoughtfully planned accommodation comprises a useful entrance porch, good sized living room flowing into the well appointed kitchen/diner with double doors out to the rear garden. The ground floor accommodation concludes with a fully tiled bathroom. Stairs from the living room lead to the first floor landing which provides access to the principal bedroom with fitted wardrobes, and two further bedrooms overlooking the rear garden.

OUTSIDE

Front: Dropped kerb providing access to the block paved driveway.

Rear: Paved patio area. Raised planters. Balance laid to lawn with planting borders. Garden store. Side pedestrian gate providing access from front of property.

LOCATION

The property is well placed for daily convenience, with a local school, shopping parade, and bus routes all within walking distance. The Elizabeth Line at West Drayton is less than a mile away. Uxbridge town centre, Heathrow Airport, the motorway network, and Stockley Business Park, are all easily reached by car.

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

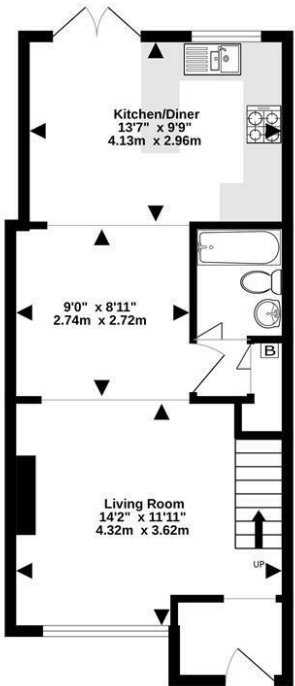
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



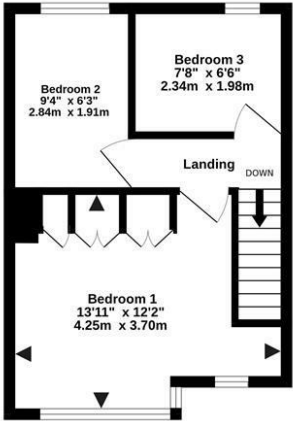




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



FIRST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



GARDEN STORE



TOTAL FLOOR AREA EXCLUDES GARDEN STORE
TOTAL FLOOR AREA : 720sq.ft. (66.9 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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