

29

Drayton Gardens
West Drayton
Middlesex
UB7 7LQ

RWHITLEY
Est. 1938 & CO

Guide Price £565,000



- Extended Three Bed Semi-Detached House
- Living Room with Bay Window
- Dining Room
- Kitchen
- Downstairs Shower Room/WC
- Bathroom
- Garden + Garden Room
- Driveway With Parking for 2 Vehicles
- Walking Distance to Elizabeth Line

DESCRIPTION

Located in the much sought after 'Drayton Gardens' and just a short walk to the town centre with Elizabeth Line station. This bay fronted three bedroom semi-detached house was built in the late 1930's and has the benefit of a single storey extension to the rear. The well planned accommodation comprises an entrance hallway, spacious dining room flowing into the living room with large bay window flooding the room with natural light, gloss white fitted kitchen with double doors out to the rear garden, and a modern fully tiled downstairs shower room with electric underfloor heating. Stairs from the entrance hallway lead to the first floor landing providing access to the principal

double bedroom with bay window, second double bedroom, third single bedroom and a bathroom.

OUTSIDE

Front: Dropped kerb provides access to a concrete driveway providing off street parking for up to two vehicles. Side pedestrian access to rear garden via gate.
Rear: Paved patio area. Footpath to rear of garden where there is a further raised concrete patio area and garden room with lighting.

LOCATION

The property is within walking distance of the Elizabeth Line, schools, independent shops, supermarkets and bus routes. The town centre of Uxbridge, the motorway network, Stockley Business Park, 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.

WINDOWS

Double glazed.

COUNCIL TAX BAND

We understand that the current council tax band is E.

SERVICES

Mains electricity, gas, water and drainage.

TENURE

Freehold.

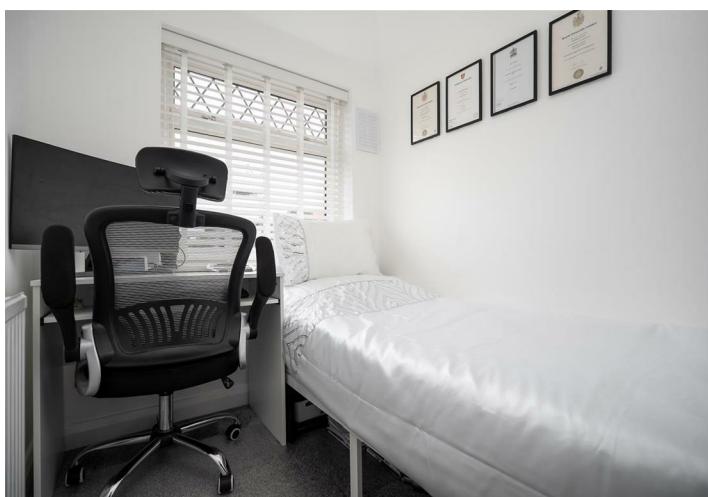
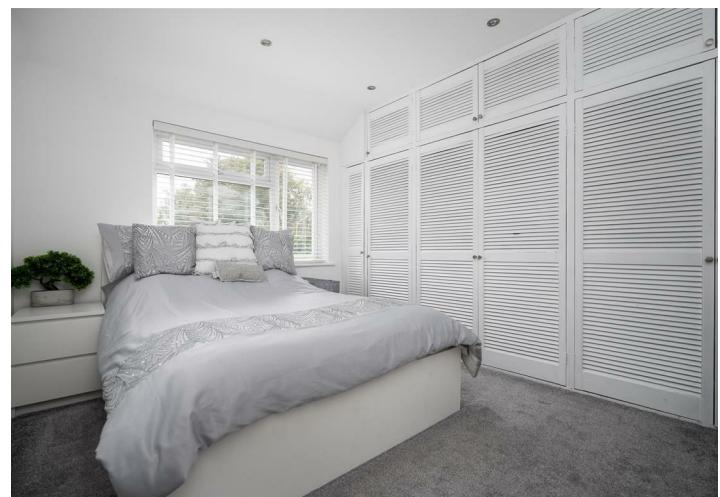
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



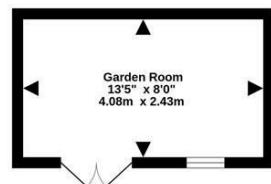
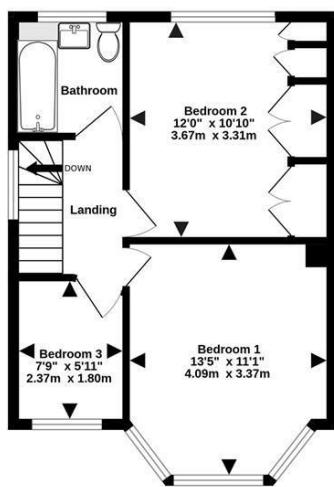
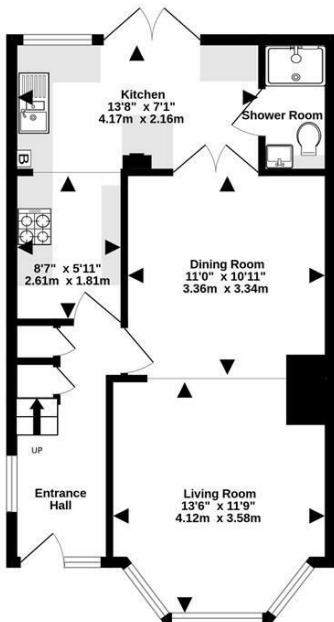




GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

FIRST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

GARDEN ROOM
106 sq.ft. (9.9 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARDEN ROOM

TOTAL FLOOR AREA: 876sq.ft. (81.4 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plans, 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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