

28

Money Lane  
West Drayton  
UB7 7NU

**RWHITLEY**  
Est. 1938 & Co



- No Onward Chain
- Three Bedroom Semi-Detached House
- Living/Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Gas Central Heating
- Garden
- Garage
- Walking Distance to Elizabeth Line

#### DESCRIPTION

This three bedroom semi-detached house is offered to market for the first time in over 60 years. Located within less than a mile's walk of the Elizabeth Line and sold with no onward chain complications, the accommodation comprises an entrance porch, welcoming hallway, through lounge/diner and kitchen/breakfast room with door out to the rear garden. Stairs from the entrance hallway lead to the first floor landing providing access to the principal bedroom with fitted wardrobes, second bedroom also with fitted wardrobes, third bedroom and bathroom.

#### OUTSIDE

Front: Wooden gate provides access to pathway to front door. Laid to lawn with

planting borders.

Rear: Mainly laid to lawn with areas of paving. Garage with light and power accessed from a rear service road.

#### 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.

#### COUNCIL TAX BAND

We understand that the current council tax band is E.

#### SERVICES

Mains gas, electricity, water and drainage.

#### TENURE

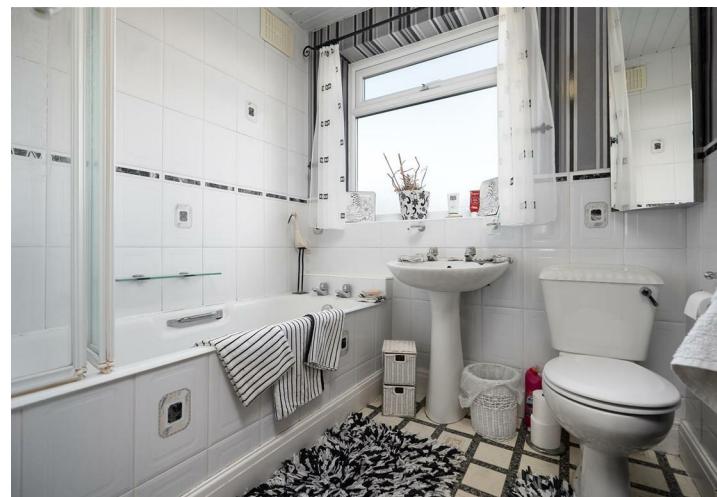
Freehold.

#### VIEWINGS

Strictly by appointment with R Whitley & Co.

#### Energy Efficiency Rating

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



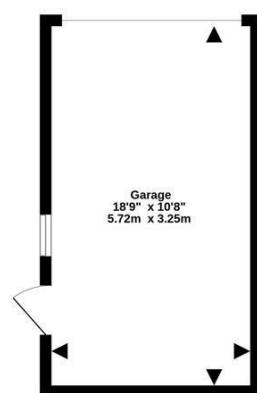
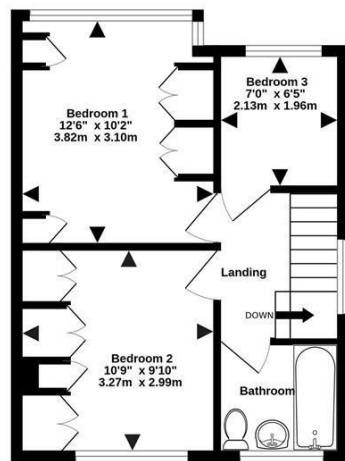
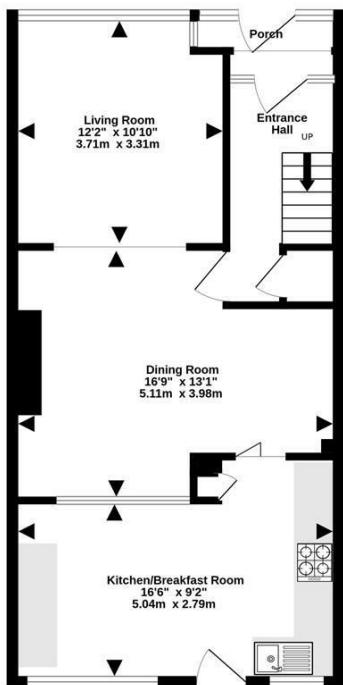




GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.

FIRST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

GARAGE  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 904sq.ft. (84.0 sq.m.) approx.

While every attempt is 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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# R WHITLEY

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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

