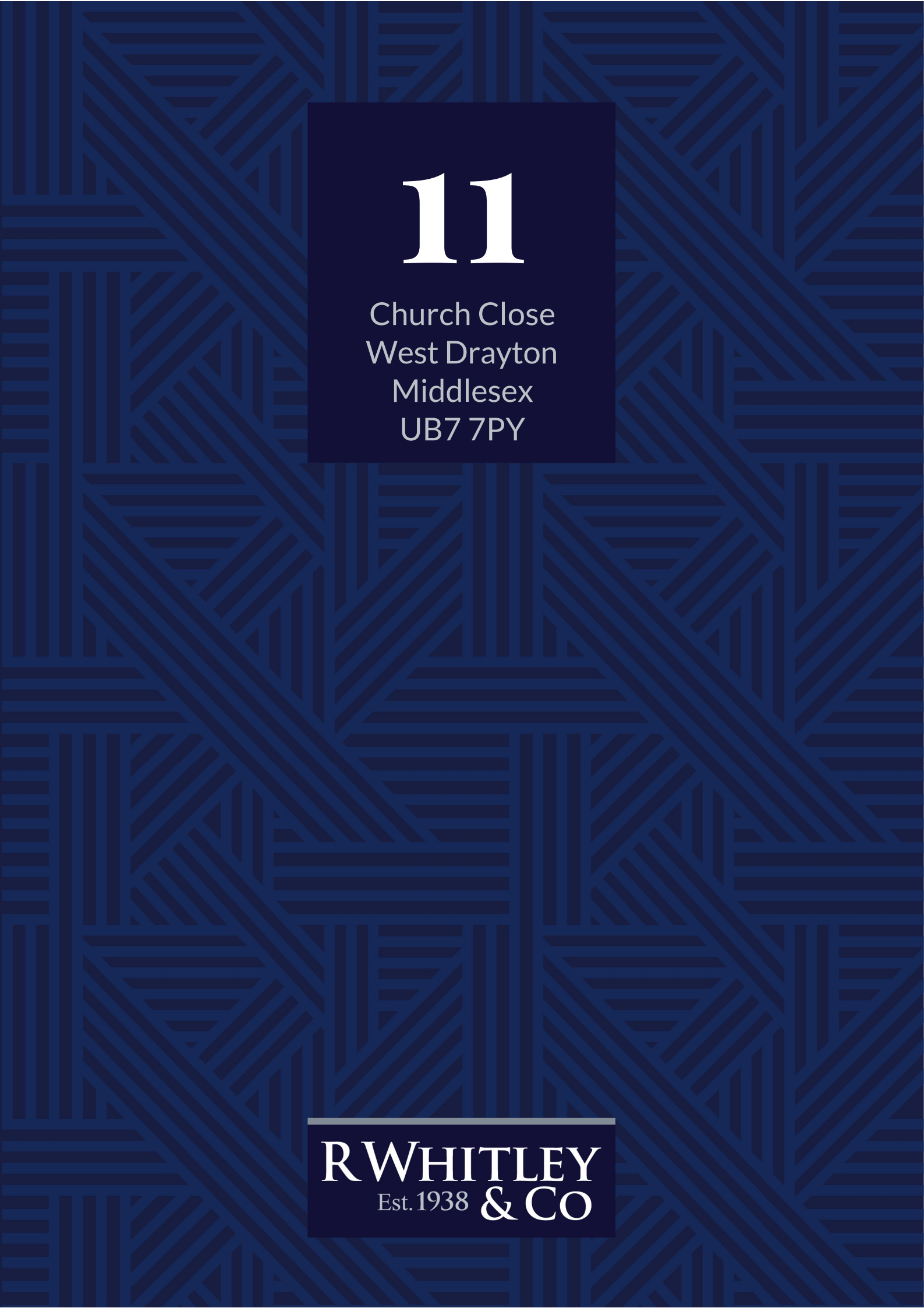




11

Church Close
West Drayton
Middlesex
UB7 7PY

RWHITLEY
Est. 1938 & CO

Guide Price £675,000



- Detached House
- 4 Bedrooms
- Living Room / Dining Room / Sun Room
- Downstairs WC
- Family Bathroom
- Garden
- Garage
- Driveway
- No Onward Chain

DESCRIPTION

Nestled in a sought after cul-de-sac within the conservation area and situated in close proximity to the 'Closes Park'. A rare opportunity to purchase a 4 bedroom detached residence that has been owned by the same family since the 1970's. Offering ample opportunity to modernise and refurbish, the well planned and spacious accommodation comprises an entrance hallway leading to the living room which flows into both the dining room and sun room, kitchen and downstairs WC. Stairs from the entrance hallway lead to the first floor landing which provides access to three double bedrooms, a fourth sensibly sized bedroom and a family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a concrete driveway leading to the garage with up and over door. Balance laid to lawn

Rear: Paved patio area. Steps up to balance of garden which is laid to lawn.

LOCATION

The town centre of West Drayton with Elizabeth Line, bus routes, The Closes Park and The Green are all within a short walk. London Heathrow Airport, Hillingdon Hospital, Schools, the motorway network, Stockley Business Park and Uxbridge town centre are all conveniently nearby.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in a hot water cylinder.

COUNCIL TAX BAND

We understand that the current council tax band is F.

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		79
(81-91) B		
(69-80) C		
(55-68) D		33
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

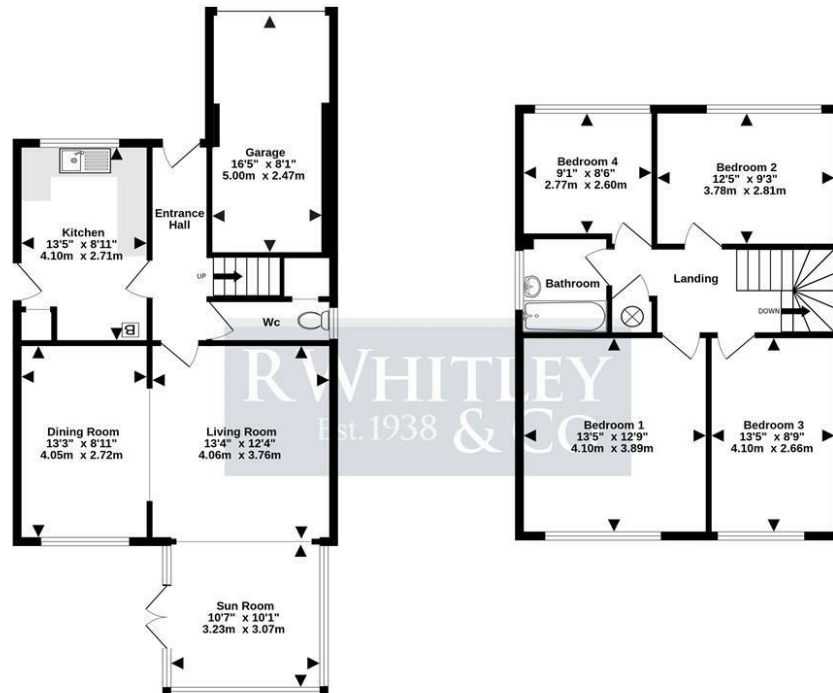






GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.

FIRST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA INCLUDES GARAGE

TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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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