

81

Blossom Way
West Drayton
Middlesex
UB7 9HG

RWHITLEY
Est. 1938 & CO

Guide Price £515,000



- Bay Fronted Three Bedroom Semi-Detached House
- Living Room with Bay Window
- Dining Room
- Fitted Kitchen
- Shower Room
- Gas Central Heating
- Garage
- Driveway

DESCRIPTION

This generously proportioned and well cared for bay-fronted three bedroom semi-detached house is offered to market for the first time in over 26 years. The thoughtfully planned accommodation comprises a porch, welcoming entrance hallway providing access to the light filled 13'11 x 13'0 living room with bay window, dining room with door to the sun room with sliding doors out to the rear garden and a fitted kitchen. Stairs from the entrance hallway lead to the first floor landing which provides access to the main double bedroom with bay window and fitted wardrobe, second double bedroom with views over the rear garden, third sensibly sized bedroom and a shower room.

OUTSIDE

Front: A dropped kerb to the shared driveway provides access to an own block paved area for parking. The shared concrete driveway continues to the side of the property, providing access to a garage located at the rear of the garden via double timber gates.

Rear: Patio area to rear of property. Balance laid to lawn with planting beds. A further paved patio area doubles up as a driveway to the garage. Two small timber sheds.

LOCATION

Bus routes are just a short walk. Local shops, the town centre of West Drayton (with Elizabeth Line station), town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport are all within easy motoring distance.

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 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		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



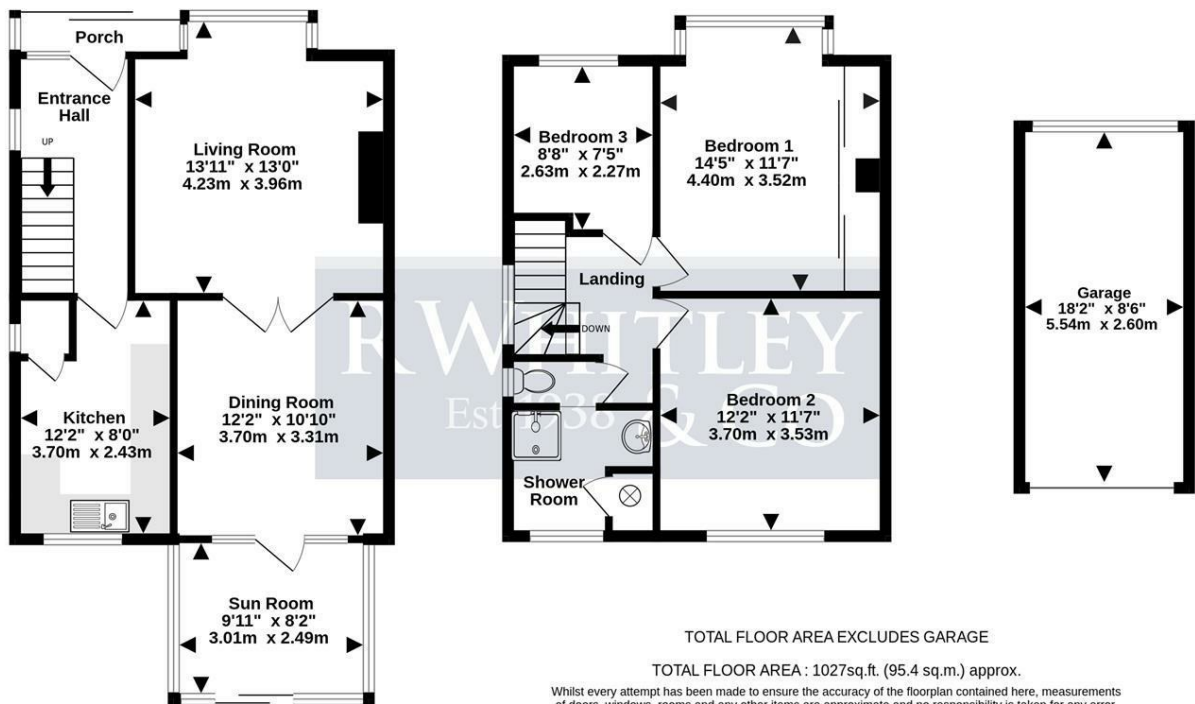




GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

FIRST FLOOR
467 sq.ft. (43.4 sq.m.) approx.

GARAGE
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1027sq.ft. (95.4 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 422711 | rwhitley.co.uk

