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The Green  
West Drayton  
UB7 7PN

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RWHITLEY  
Est. 1938 & CO

# Guide Price £435,000



- Terrace Cottage
- Overlooks 'The Green'
- Walking Distance to Elizabeth Line
- 2 Double Bedrooms
- Fabulous Living/Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Garden

## DESCRIPTION

Boasting charm, character and a delightful outlook over The Green, this beautifully presented two bedroom terraced cottage is ideally positioned within a short walk of the town centre and the Zone 6 Elizabeth Line station. The well planned accommodation is well worthy of your early inspection and comprises an entrance porch opening into a welcoming 24'4 x 11'5 living/dining room with exposed floorboards and an attractive feature fireplace, a modern grey fitted kitchen overlooking the rear garden, two double bedrooms (one with fitted wardrobes), and a bathroom fitted with a stylish suite and attractive floor tiling.

Note: The property suffered from subsidence

to the rear of the cottage which dates back to 2016. The previous owner has, via an insurance claim, had structural works conducted and a building control 'final certificate' has been issued (a copy can be provided on request). We recommend that any purchaser, in order that they satisfy themselves, obtains legal advice and consults their mortgage lender prior to proceeding with the purchase of the property.

## OUTSIDE

Front: Ornamental iron gate opening onto a low-maintenance concrete surface.

Rear: Natural stone patio area extending to a pathway leading towards the rear of the garden, where there is a further patio area. There is also a pebbled area and the balance is laid to lawn with an established planting border and bed. Note: There is a shared access pathway over a neighbouring cottage providing pedestrian access to the garden.

## LOCATION

The town centre of West Drayton with Elizabeth Line Station, bus routes, schools, The Green and The Closes Park are within walking distance. 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 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) <b>A</b>                          |         | <b>86</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>56</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |







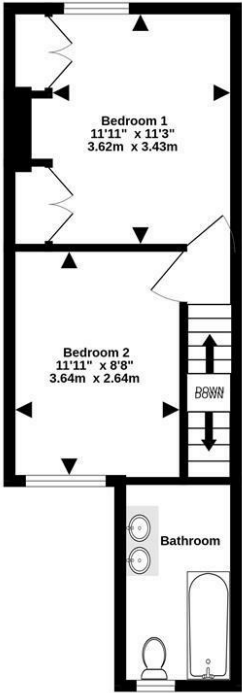
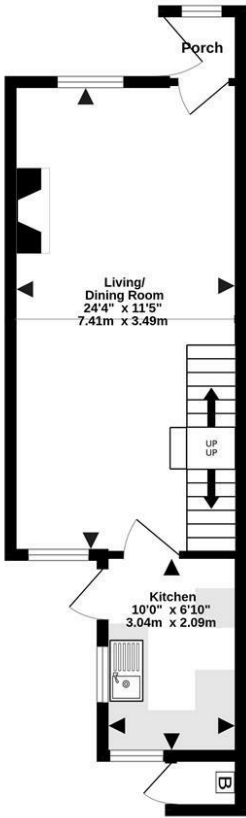






GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

FIRST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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