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Blossom Way  
West Drayton  
UB7 9HF

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RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £600,000



- Extended Three Bedroom Semi-Detached House
- Living Room
- Sitting Room
- Kitchen/Diner
- Downstairs Shower Room/WC
- Family Bathroom
- Garden Office/Gym
- Landscaped Garden
- Gas Central Heating
- Driveway

## DESCRIPTION

This well presented and maintained bay-fronted extended three bedroom semi-detached house is offered to market for the first time in over 29 years. The thoughtfully planned accommodation comprises a n entrance porch leading into the welcoming entrance hallway which in turn provides access to a light filled 14'0 x 13'1 living room with bay window and glazed double doors opening into the sitting room with opening to an open plan kitchen/diner which has extensive oak units and double doors to the rear garden. The ground floor accommodation is completed with a shower room/WC. Stairs from the entrance hallway lead to the first

floor landing which provides access to the principal double bedroom with bay window and fitted wardrobes, second double bedroom with fitted wardrobes and views over the rear garden, third sensibly sized bedroom with fitted wardrobe and fully tiled bathroom with white suite.

## OUTSIDE

Front: A dropped kerb provides access to a concrete driveway.

Rear: Patio area (with recessed up lighting) with footpath to rear of garden. Balance laid to lawn.

Garden Outbuilding: The spacious brick built outbuilding could be used as a gym or garden office. There is electric underfloor heating, power, lighting and built in storage cupboards/desk.

## LOCATION

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

## HEATING & HOT WATER

House: A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in pressurised hot water cylinder (Megaflow).

Garden Outbuilding: Electric underfloor heating. Electric panel heater.

## WINDOWS

UPVC double glazed windows.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

Freehold.

## VIEWING

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





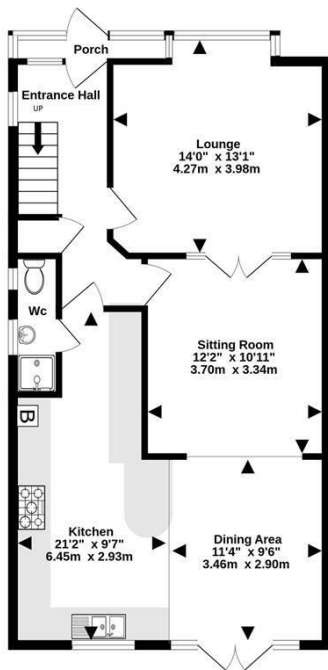




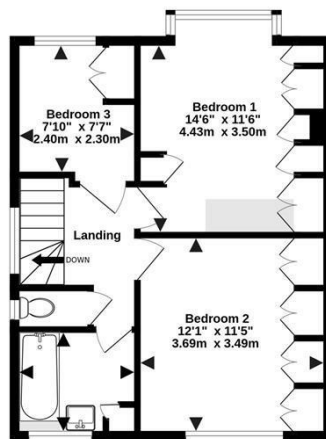




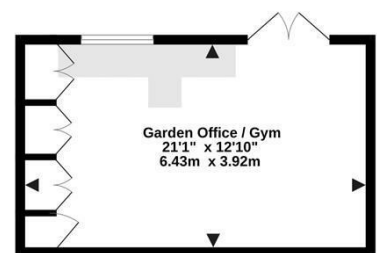
GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



FIRST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



GARDEN OFFICE/GYM  
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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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