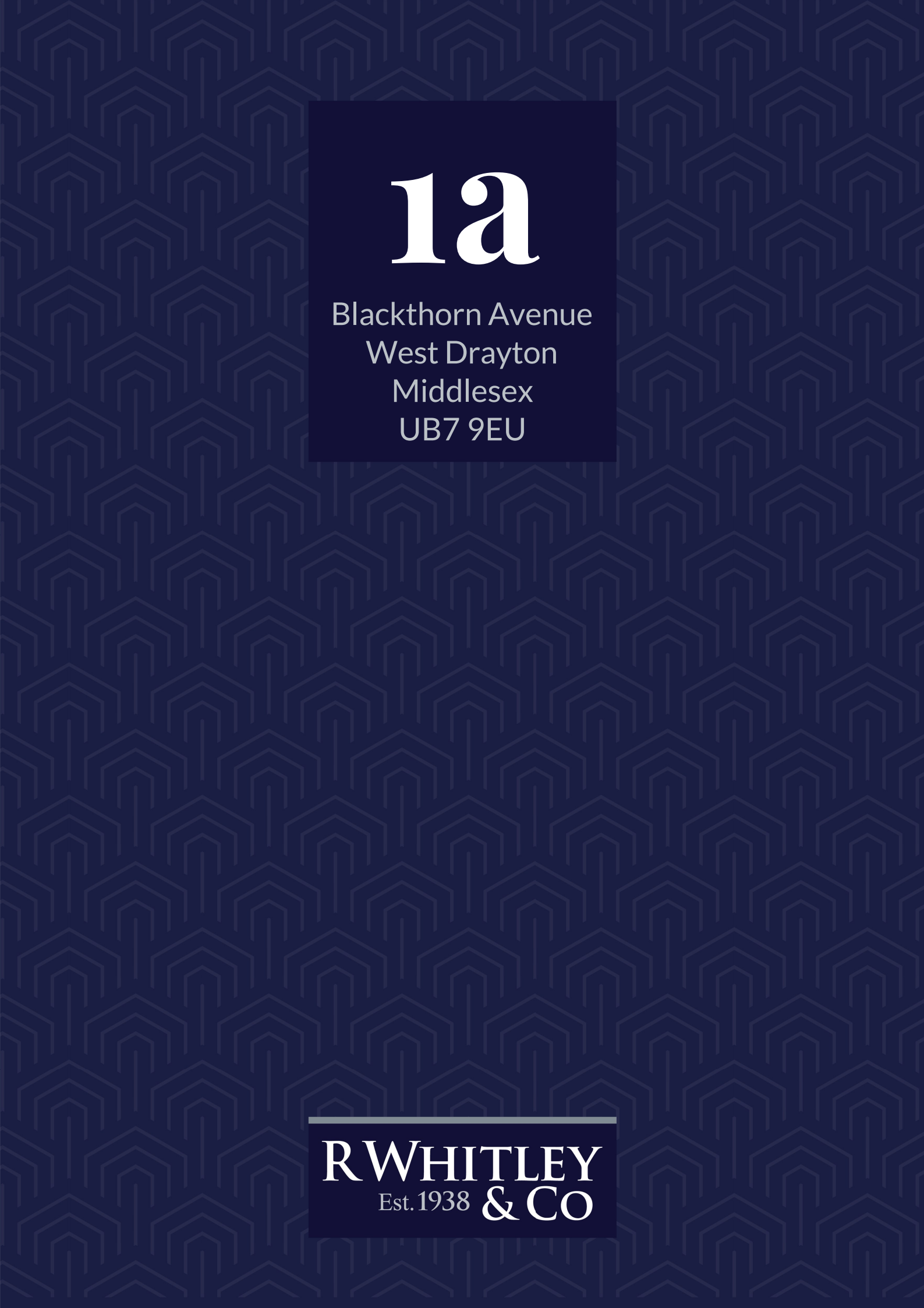




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Blackthorn Avenue
West Drayton
Middlesex
UB7 9EU

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- Two Double Bedroom End-of-Terrace House
- Living Room with Bay Window
- Kitchen/Diner
- Downstairs WC
- Bathroom
- Double Glazing
- Air Source Heat Pump
- Garden
- Driveway
- No Onward Chain

DESCRIPTION

This well proportioned two double bedroomed end-of-terrace house is sold with no onward chain complications and is well worthy of your early inspection. The accommodation comprises a dual aspect living room with bay window, downstairs WC, and fitted kitchen/diner with double doors out to the garden. Stairs from the living room lead to the first floor landing which provides access to two double bedrooms and generous bathroom with white suite.

OUTSIDE

Front: A dropped kerb provides access to a block paved driveway.

Side/Rear: The area to the rear is a mix of a both paved and pebbled areas. To the side there is a paved area with artificial grass and established hedges. Side pedestrian access via timber gate.

LOCATION

Blackthorn Avenue is situated about 1.2 miles from the town centre with its Elizabeth Line station. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

HEATING & HOT WATER

An air source heat pump serves the underfloor heating to the ground floor and radiator system to the first floor. It also provides the domestic hot water. Hot water cylinder.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

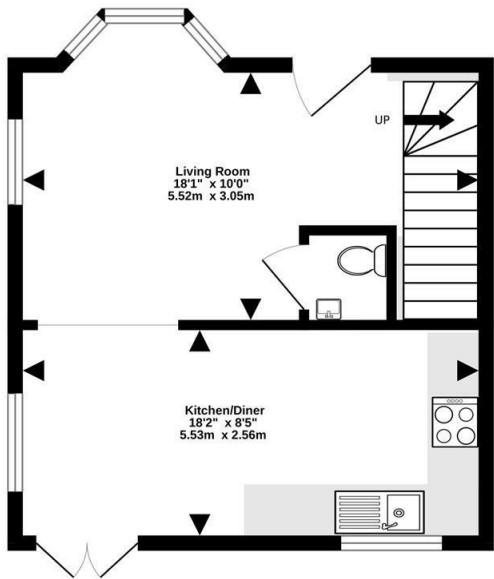
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



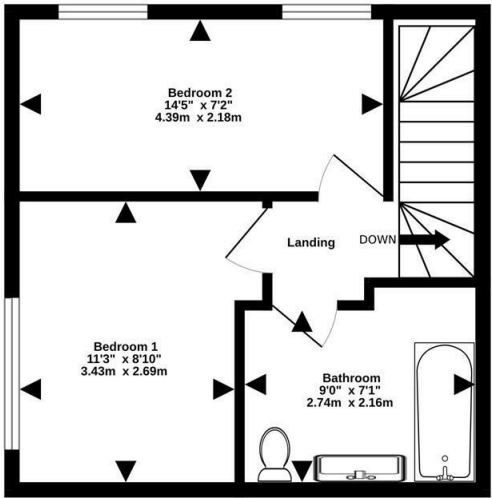




GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



FIRST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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