

8

Elruge Close
West Drayton
Middlesex
UB7 7ES

RWHITLEY
Est. 1938 & CO

Guide Price £555,000



- 3 Bed Semi-Detached House
- Living/Dining Room
- Kitchen/Breakfast Room
- Downstairs WC
- Family Bathroom
- Driveway
- Garage
- Cul-De-Sac Location
- No Onward Chain

DESCRIPTION
Nestled in this much favoured and superior sought after cul-de-sac within 'The Conservation Area' and where property rarely becomes available. An opportunity to purchase a larger than average three bedroom semi-detached house with approximately 1,008sq ft (excluding the garage) of well planned accommodation which is arranged over two floors. The ground floor boasts a welcoming entrance hallway with downstairs WC, providing access to the fitted kitchen/breakfast room, spacious 23'5 x 12'3 living room with views and double doors to the rear garden. Stairs from the entrance hallway lead to the first floor landing which provides access to the 12'4 x 12'0 main double bedroom with fitted wardrobe, second double bedroom with fitted wardrobe, third sensibly sized

bedroom with fitted wardrobe, and a spacious family bathroom.

OUTSIDE
Front: A dropped kerb provides access to a concrete driveway which leads to a garage with up and over door. Concrete pathway to front door. Balance laid to lawn.
Rear: Side wooden gate. Paved patio area with balance laid to lawn and established planting borders. The garden backs on to National Trust land.

LOCATION
Bus routes, 'The Green', The Closes Park and the town centre of West Drayton with local shops and mainline railway station with Elizabeth Line are within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and the town centre of Uxbridge are all within easy motoring distance.

HEATING & HOT WATER
A gas fired boiler serves the radiator system (replaced in 2024). Electric immersion heater in a hot water cylinder provides domestic hot water.

WINDOWS
Double glazed (except front door and garage).

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.

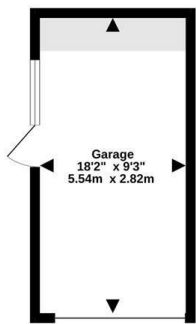
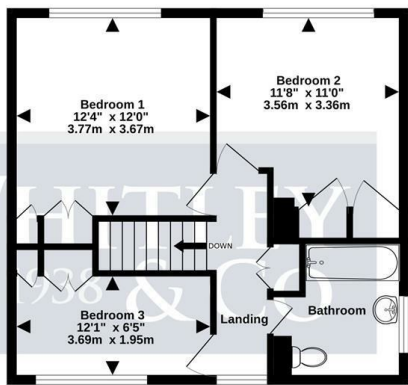
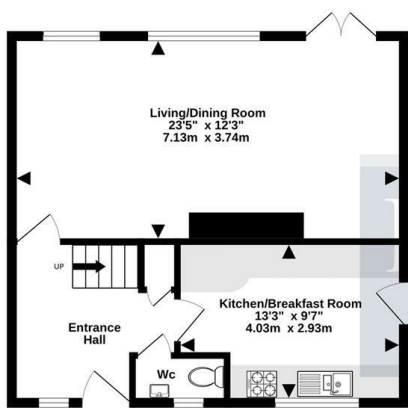
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
503 sq.ft. (46.6 sq.m.) approx.

FIRST FLOOR
506 sq.ft. (47.0 sq.m.) approx.

GARAGE
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1008sq.ft. (93.6 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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