

2

Copse Close
West Drayton
Middlesex
UB7 7PG

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- End-Of-Terrace House
- 2 Double Bedrooms
- Requires Modernisation & Refurbishment
- Two Reception Rooms
- Kitchen
- Garden
- Driveway
- Garage
- No Onward Chain

DESCRIPTION

Located in a sought after cul-de-sac off Money Lane and near 'The Green', this two double bedroom end-of-terrace house requires some modernisation and refurbishment and is available for sale with no onward chain complications. The well planned accommodation comprises an entrance porch, hallway, 15' 8 x 12'3 living room, dining room with sliding doors out to the rear garden, galley style kitchen, sun room and a downstairs WC. Stairs from the hallway lead to the first floor landing providing access to the generous principal bedroom, second double bedroom and a shower room.

OUTSIDE

Front: Dropped kerb provides access to a

blocked paved driveway to park a car. Flower bed with adjacent concrete pathway leading to a gated side access.

Rear: Paved for easy maintenance with with raised brick built planter.

There is also a garage with an up and over door, located in a separate block on Copse Close.

LOCATION

The town centre of Yiewsley and West Drayton with mainline railway station which benefits from The Elizabeth Line, bus routes and schools are all 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 back boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in 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.

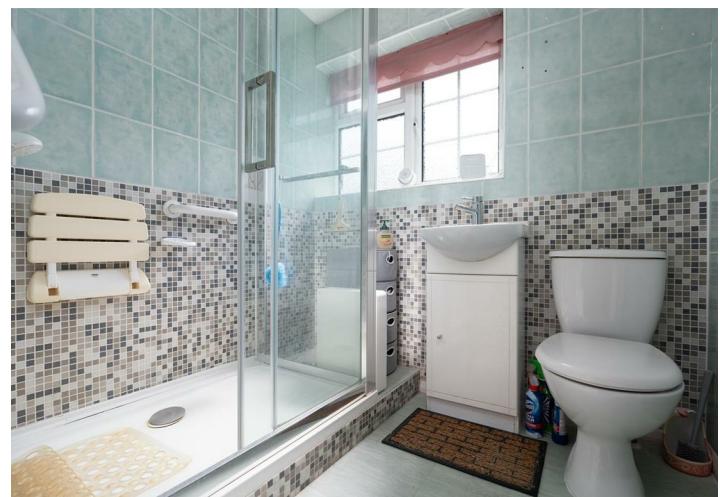
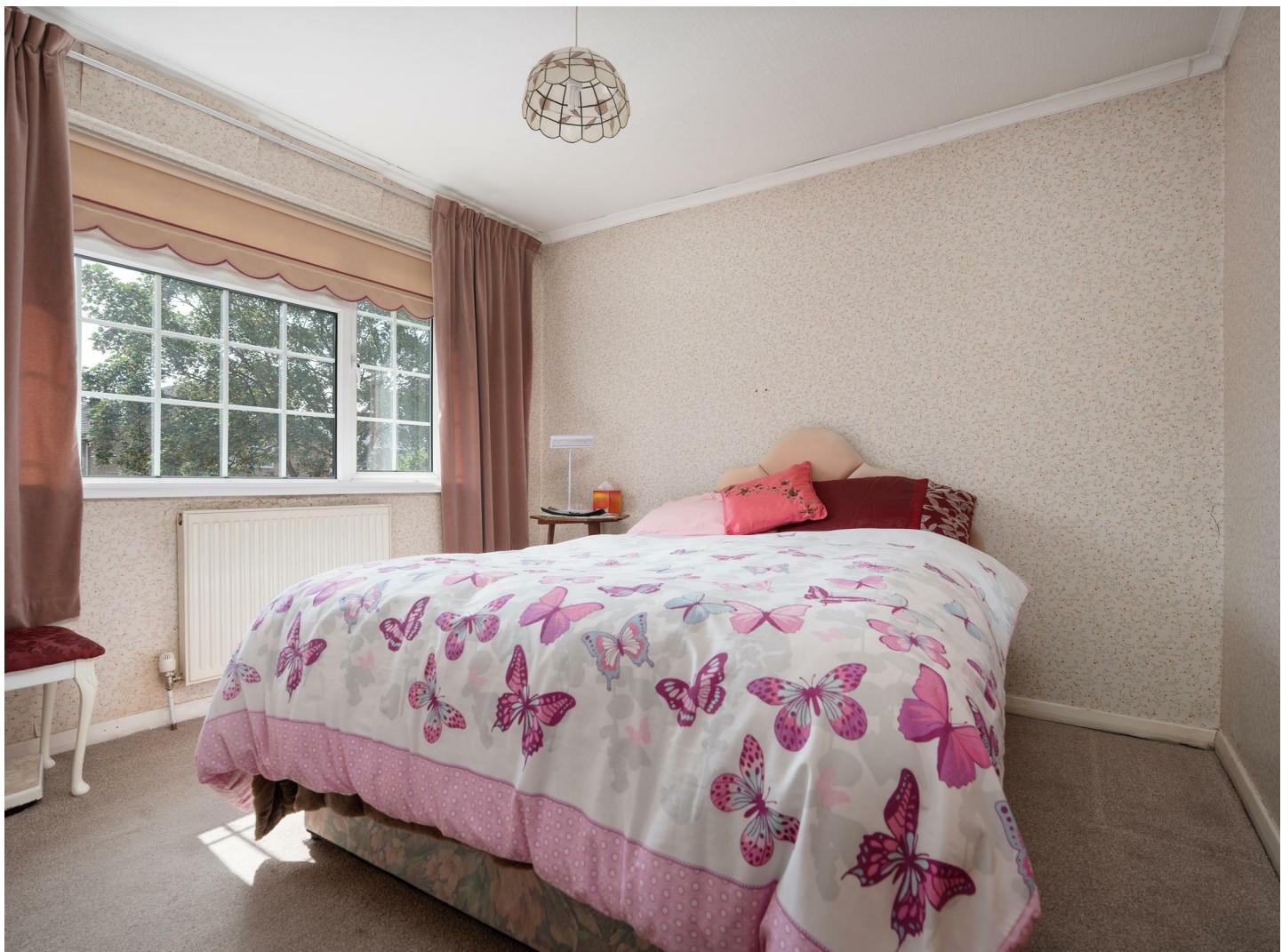
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

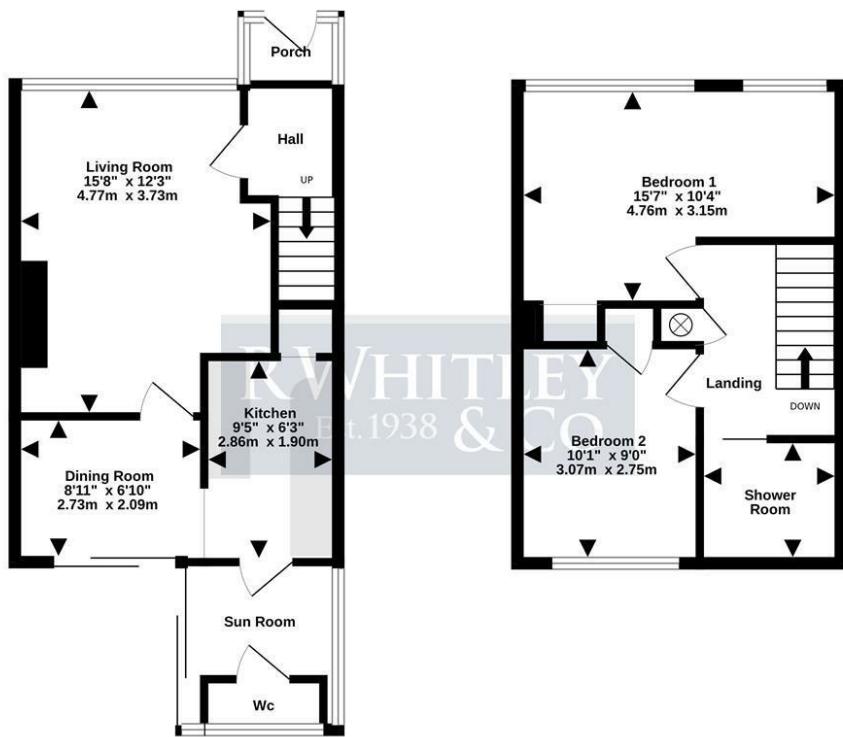






GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

FIRST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq ft (69.8 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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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