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St. Martins Road  
West Drayton  
Middlesex  
UB7 7EP

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RWHITLEY  
Est. 1938 & CO

# Guide Price £565,000



- Three Bedroom Semi-Detached House
- Potential To Extend (Subject to Planning Permission)
- Living Room
- Kitchen
- Conservatory
- Downstairs WC
- Family Bathroom
- Generous Rear Garden
- Gas Central Heating
- Driveway & Garage

## DESCRIPTION

A three bedroom semi-detached house situated on 'St Martins Road' - a popular cul-de-sac located within the Conservation Area and close to both 'The Green' and Closes Park. Offering ample potential to extend to the side and rear (subject to the usual planning consents), the spacious accommodation is arranged over two floors and to the ground floor comprises an entrance porch, inviting front aspect living room, fitted kitchen with a comprehensive range of wall and floor cupboard units, spacious conservatory with double doors out to the rear garden, a convenient downstairs cloakroom/WC and a useful under-stairs storage cupboard. Stairs

from the living room lead to the first floor landing which provides access to three good sized bedrooms and a family bathroom.

## OUTSIDE

Front: A dropped kerb provides access via a wide opening in a low level brick wall boundary to a block paved driveway suitable for parking up to three vehicles. Low maintenance artificial grass and brick built planter. Access to garage (with light and power) via roller door. Bin store area to side of garage behind timber gate. Access to rear garden between house and garage via two metal ornamental gates.

Rear: Block paved patio area. Paved pathway to rear of garden with timber decking area and garden room with light and power. Balance laid to lawn with planting borders and established shrubs.

## LOCATION

Bus routes, 'The Green', The Closes Park and the town centre of West Drayton with local shops and Elizabeth Line station 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 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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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 	





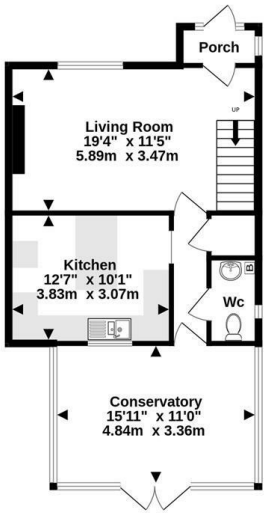




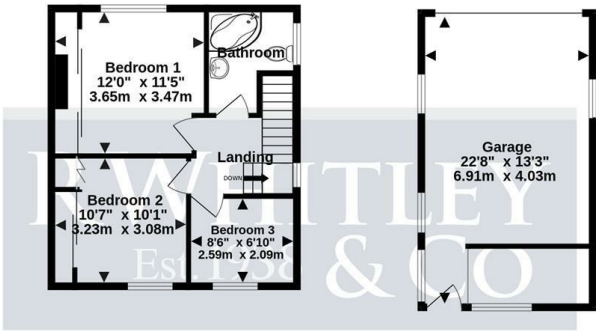




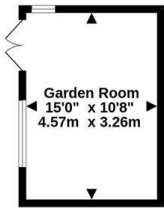
GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



FIRST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



OUTBUILDINGS  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 1005sq.ft. (93.4 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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