

21

Bosanquet Close
Cowley
Middlesex
UB8 3PE

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- No Onward Chain
- Four Bedroom Terraced House
- Living Room
- Dining Room
- Kitchen
- Downstairs WC
- Upstairs Shower Room
- Gas Central Heating
- Garden
- Garage

DESCRIPTION

Tucked away in Bosanquet Close and offered to market with no onward chain complications, this four-bedroom mid-terraced house presents an excellent opportunity for buyers to stamp their own mark. The generous accommodation includes an entrance hallway with WC, a good sized living room with an opening to the dining room where double doors lead directly to the rear garden. A fitted kitchen and a versatile fourth bedroom complete the ground floor. Stairs from the hallway rise to the first floor landing, which provides access to three bedrooms and a wet room.

OUTSIDE

Front: Detached garage with up-and-over door, power, and lighting, plus an additional storage cupboard.
Rear: Garden with crazy-paved patio, pathway to the rear, lawned area, and a timber shed.

LOCATION

Conveniently positioned, the property is within a short walk of bus routes and Brunel University. West Drayton town centre with the Elizabeth Line, Stockley Business Park, Uxbridge, the motorway network, and London Heathrow Airport are all easily accessible by car.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in a hot water cylinder.

WINDOWS

UPVC double glazed.

COUNCIL TAX

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.

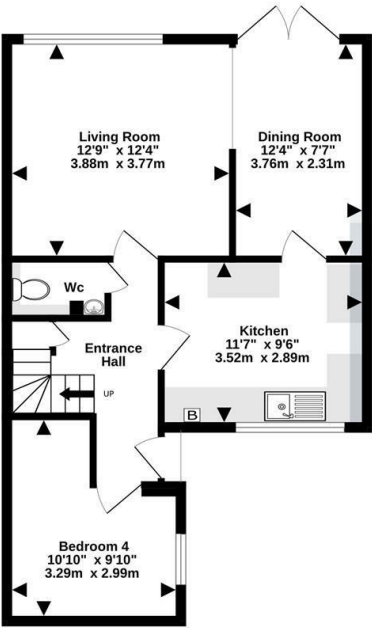
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



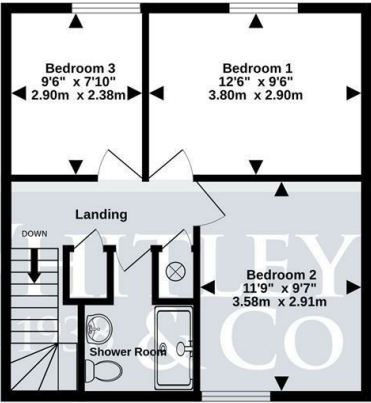




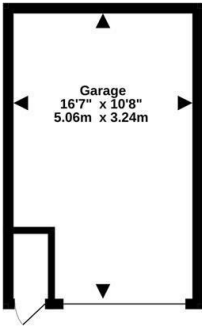
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



FIRST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



GARAGE
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 989sq.ft. (91.9 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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