

# 46

Pippins Close  
West Drayton  
UB7 7XH

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £274,000



- Ground Floor Garden Maisonette
- Bedroom with Double Doors to Garden
- Separate Modern Fitted Kitchen
- Fully Tiled Bathroom with Jacuzzi Bath
- Private Rear Garden
- Double Glazing
- Gas Central Heating
- Front Garden with Hardstanding Area
- Allocated Parking Space
- Walking Distance to Elizabeth Line

## DESCRIPTION

A much improved one bedroom ground floor garden maisonette situated in the sought after 'Pippins Close' which is within the Conservation Area and just a short walk of the town centre with Elizabeth Line station. The property, which has been recently redecorated, offers generous accommodation, boasting an entrance porch, a larger than average open plan living/dining area, separate kitchen with recently replaced gloss white units and wood effect laminate worksurfaces, hallway with cupboard containing plumbing for washing machine, fully tiled bathroom with white suite (including a jacuzzi bath with shower over) and a good sized double bedroom with fitted wardrobes. A door from the bedroom provides

direct access to a private enclosed garden.

## HEATING & HOT WATER

A gas fired combination boiler (installed March 2025) serves the radiator system and provides the domestic hot water.

## WINDOWS

UPVC double glazing.

## COUNCIL TAX BAND

We understand that the current council tax band is C.

## OUTSIDE

Front: Front garden comprising a hardstanding area, lawned area and flower bed. Allocated parking space. A pathway at the side provides external access to the garden.

Rear: Fully enclosed garden with patio. In need of some landscaping.

## LOCATION

The town centre of Yiewsley and West Drayton with Elizabeth Line station, bus routes and shops are just a short walk. London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance.

## TENURE

We understand that the property is held on a lease term of 125 years from 31st March 1995 (94 years remaining). \*

## GROUND RENT

We understand that the ground rent is a peppercorn for the duration of the lease term. \*

## SERVICE CHARGE

We understand there is no annual service charge payable. \*

## BUILDINGS INSURANCE

We understand there is an annual buildings insurance premium of £240 payable. \*

## NOTE

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

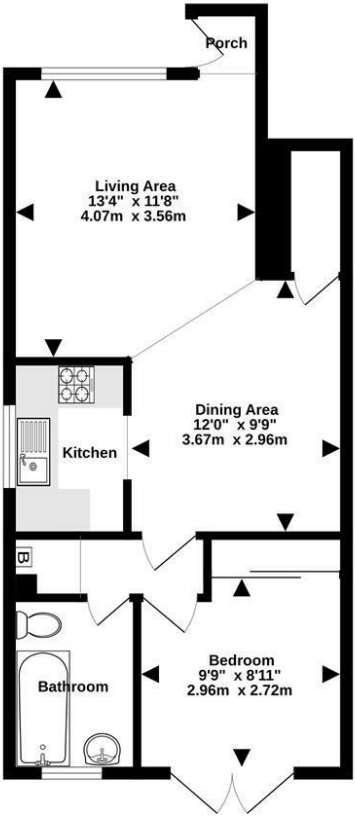
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</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  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.1 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
**sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk**

