

46

East Road
West Drayton
Middlesex
UB7 9EZ

RWHITLEY
Est. 1938 & CO

Guide Price £485,000



- Three Bedroom Semi-Detached House
- Living Room
- Kitchen/Diner
- Bathroom
- Downstairs WC
- Gas Central Heating
- Garden
- No Onward Chain

DESCRIPTION

A generous three bedroom semi-detached house sold with no onward chain and a wealth of potential to modernise and refurbish to unlock the property's full potential. The house has been a great family home over the years and offers well proportioned accommodation well worthy of your early inspection. To the ground floor there is a welcoming entrance hallway, dual aspect living room with bay window, kitchen/diner, useful store room/laundry room and a WC. Stairs from the entrance hallway lead to the first floor landing providing access to the main double bedroom, further double bedroom, third larger than average bedroom and a bathroom.

OUTSIDE

Front: Garden with well established shrubs. Pathway leading to door to store/laundry

room. Shared side access leading to the rear of the garden.

Rear: Crazy paved patio area. Mainly laid to lawn with established shrubs and trees.

LOCATION

East Road is located approximately 1.1 miles from West Drayton town centre with its mainline railway station (which benefits from The Elizabeth Line). Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

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

Mainly double glazed windows.

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

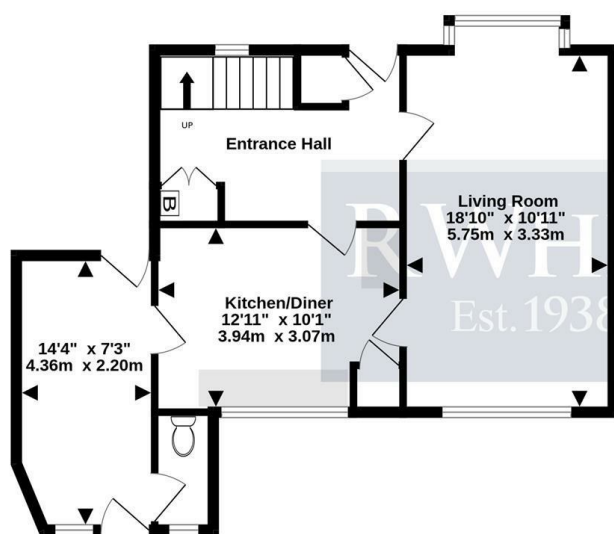
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



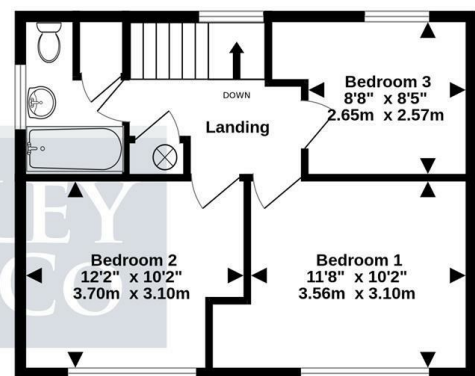




GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



FIRST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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.
Made with Metropix ©2024

RWHITLEY

Est. 1938 & CO

Every care has been taken with the preparation of these brochures, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, fittings and appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and floor plans are for general guidance only and are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 422711 | rwhitley.co.uk

