

11

Brandville Road  
West Drayton  
Middlesex  
UB7 9DA

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RWHITLEY  
Est. 1938 & CO

Guide Price £510,000



- Three Bed Semi-Detached House
- Walking Distance to Elizabeth Line
- Living Room
- Dining Room
- Kitchen
- Downstairs Bathroom + Upstairs Shower Room
- Gas Central Heating
- Garden
- No Onward Chain

**DESCRIPTION**  
Ideally located in a central position just a short walk from West Drayton town centre and mainline railway station, this three-bedroom semi-detached home presents a fantastic opportunity for those looking to modernise and refurbish a property to their own tastes. Offered to the market with no onward chain, it provides scope to unlock significant potential.

The ground floor includes an entrance hallway, a 12'10 x 10'11 living room with bay window, a separate dining room that leads into a galley-style kitchen, and double doors opening to a sun room. There is also a ground floor bathroom.

Stairs from the hallway lead to the first floor, which features a spacious principal bedroom measuring 16'4 x 12'11 with a bay window, two further bedrooms, and a shower room.

**OUTSIDE**  
Front: Low-level wall with opening leading to a footpath to the front door.  
Rear: Generous garden requiring landscaping and offering space to create an attractive outdoor setting.

**LOCATION**  
Situated within walking distance of West Drayton town centre, the Elizabeth Line station, local shops, and bus routes. Also within easy reach by car are London Heathrow Airport, the motorway network, Uxbridge town centre, and Stockley Business Park.

**HEATING & HOT WATER**  
A gas fired combination boiler serves the radiator system and provides the domestic hot water.

**WINDOWS**  
Mainly double glazed windows (except to entrance hallway and sun room).

**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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







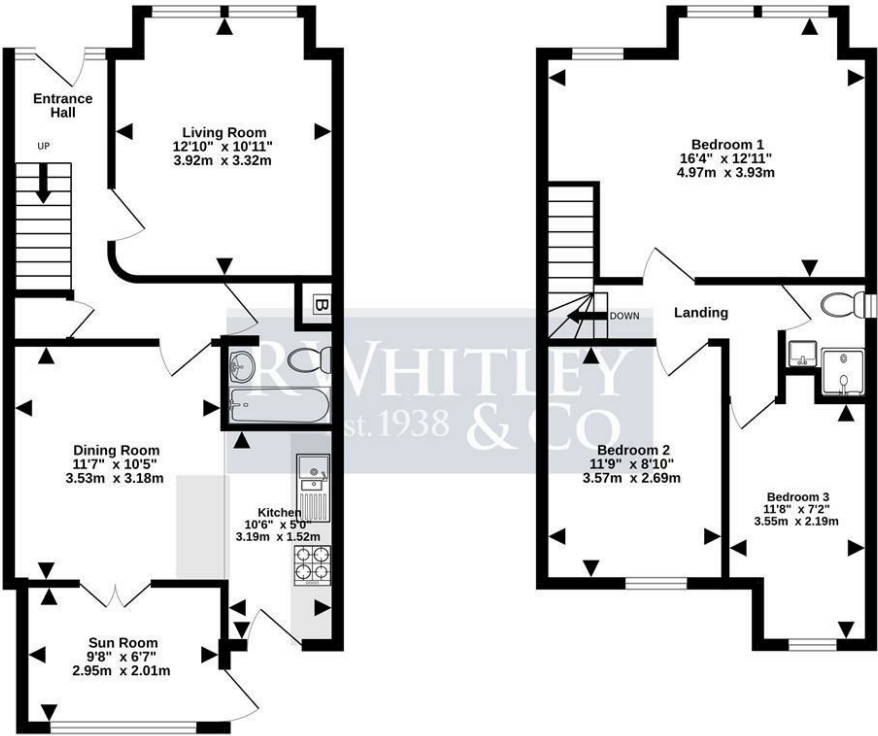






GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.

FIRST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA - 938 sq.ft. (87.1 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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