



28

Blackthorn Avenue
West Drayton
UB7 9EU

RWHITLEY
Est. 1938 & CO

Guide Price £500,000



- No Onward Chain
- End-of-Terrace House
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Ground Floor WC
- First Floor Shower Room
- Gas Central Heating
- Double Glazing
- Off Street Parking

DESCRIPTION

A three bedroom end-of-terrace house which would benefit from modernisation to unlock its full potential. Offered to market for the first time in over 60 years with no onward chain complications, the generously proportioned accommodation comprises an entrance hallway with downstairs WC, spacious 18'10 x 12'4 dual aspect living/dining room with bay window and fitted kitchen with door out to the rear garden. Stairs from the entrance hallway lead to the first floor landing providing access to three good sized bedrooms and a shower room.

OUTSIDE

Front: A dropped kerb provides access to a

concrete driveway. Balance laid to lawn. Side access to rear garden through gate.

Rear: Concrete pathway across the rear of the property and further pathway leading to the rear of the garden where there are two timber sheds. Concrete hardstanding area. Balance laid to lawn. 2 x brick built stores.

LOCATION

Blackthorn Avenue is situated about 1 mile from town centre with 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 combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazed windows. Metal double glazed door to kitchen.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains electricity, gas, 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	73	79
(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



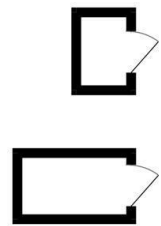
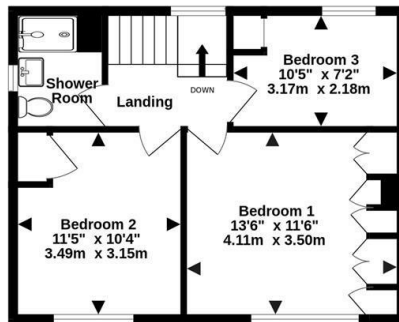
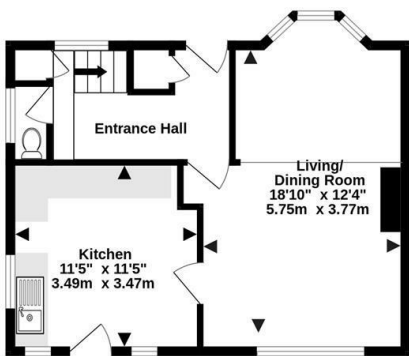




GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

FIRST FLOOR
431 sq.ft. (40.0 sq.m.) approx.

OUTSIDE
43 sq.ft. (4.0 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTSIDE STORES

TOTAL FLOOR AREA : 874sq.ft. (81.2 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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