

66

Colham Avenue
West Drayton
Middlesex
UB7 8HF

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- 3 Bed End-Of-Terrace House
- Short Walk to Town Centre & Elizabeth Line
- Living Room with Bay Window
- Dining Room
- Kitchen
- Downstairs WC
- Bathroom
- Generous Garden
- Gas Central Heating
- No Onward Chain

DESCRIPTION

Situated on the tree-lined Colham Avenue and just a short walk from the Town Centre and Elizabeth Line station, this generously sized three bedroom end-of-terrace house is an excellent choice for both families and investors alike. The thoughtfully arranged accommodation includes an entrance hallway leading to an 11'11 x 11'8 living room with bay window, a 12'10 x 12'8 dining room, fitted kitchen and downstairs WC. A cellar is also accessible from the kitchen. Upstairs, the first floor landing opens onto a 15'3 x 12'0 principal bedroom, a second double bedroom, a well-proportioned third bedroom and a bathroom.

OUTSIDE

Front: A metal gate opens onto a concrete pathway leading to the front door, with the remainder of the frontage laid to gravel and complemented by a planting bed.

Rear: Side access leads to the rear garden, where a concrete pathway extends towards the back, home to several mature fruit trees. The remainder of the garden features a mix of planting beds, a patio area, a greenhouse, and a timber shed. Immediately behind the property, there is a concrete-surfaced back yard area with access from both the kitchen and a side gate, which also provides entry to an outside store.

LOCATION

Bus routes and the town centre of West Drayton with Elizabeth Line are within walking distance. The town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport are all within easy motoring distance.

HEATING & HOT WATER

A gas boiler in bedroom 3 serves the radiator system. A further gas boiler in the bathroom provides the domestic hot water.

WINDOWS

UPVC double glazed windows (except front door & kitchen door).

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.

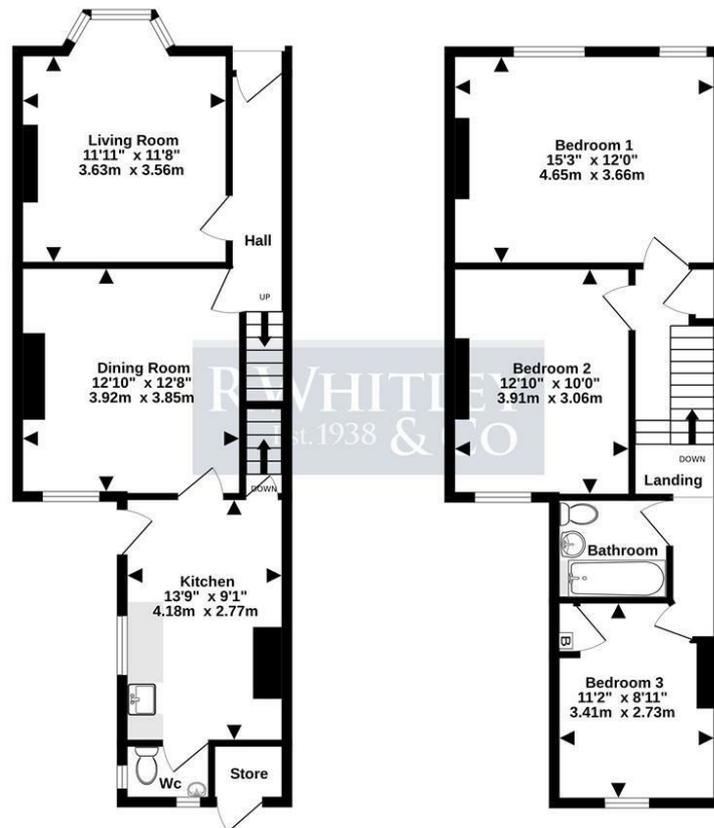
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

FIRST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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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