



25

Mill Road
West Drayton
Middlesex
UB7 7EQ

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £460,000



- Semi-Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Living Room With Bay Window
- Gas Central Heating
- Double Glazing
- First Floor Bathroom
- Parking For Two Cars
- Garage

DESCRIPTION

A 1930's bay fronted three bedroom semi-detached house which has been modernised to a high standard by the vendor and offers 'ready to live in' and well planned accommodation perfect for family living. To the ground floor there is an inviting entrance hall, living room with imposing bay window, kitchen/diner fitted with a comprehensive range of modern white wall and floor cupboard units and enjoying direct access to the garden via french doors which open out onto a terrace. Stairs from the entrance hall lead to the first floor landing which provides access to the master bedroom with bay window and fitted wardrobes, second double bedroom also with fitted wardrobe, third single bedroom and a well appointed stylish

bathroom. The property is within a short walk to The Green, The Closes Park and the town centre with mainline railway station which will benefit from Crossrail.

OUTSIDE

Front: A dropped kerb provides vehicular access to a shared driveway which leads to a garage at the rear. Parking for two cars, planting border and cherry blossom.
Rear: There is potential to extend to the rear (subject to the usual local authority approvals) whilst still leaving a generous garden space. Currently extending to in excess of 100ft in depth with a paved terrace and a pathway leading to the rear of the garden. Laid to lawn and well stocked planting border. The garage is perfect for storage, as a workshop or has potential to convert into an office (subject to the usual local authority approvals).

LOCATION

Situated within the conservation area. The town centre of Yiewsley and West Drayton (with mainline railway station which will benefit from Crossrail), bus routes (with service to London Heathrow and Uxbridge) and schools are all within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and the town centre of Uxbridge are all within easy motoring distance.

COUNCIL TAX BAND

We understand that the current council tax band is D.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

White UPVC double glazed sealed unit windows.

SERVICES

Mains gas, electricity, water and drainage.


TENURE

Freehold.

VIEWINGS

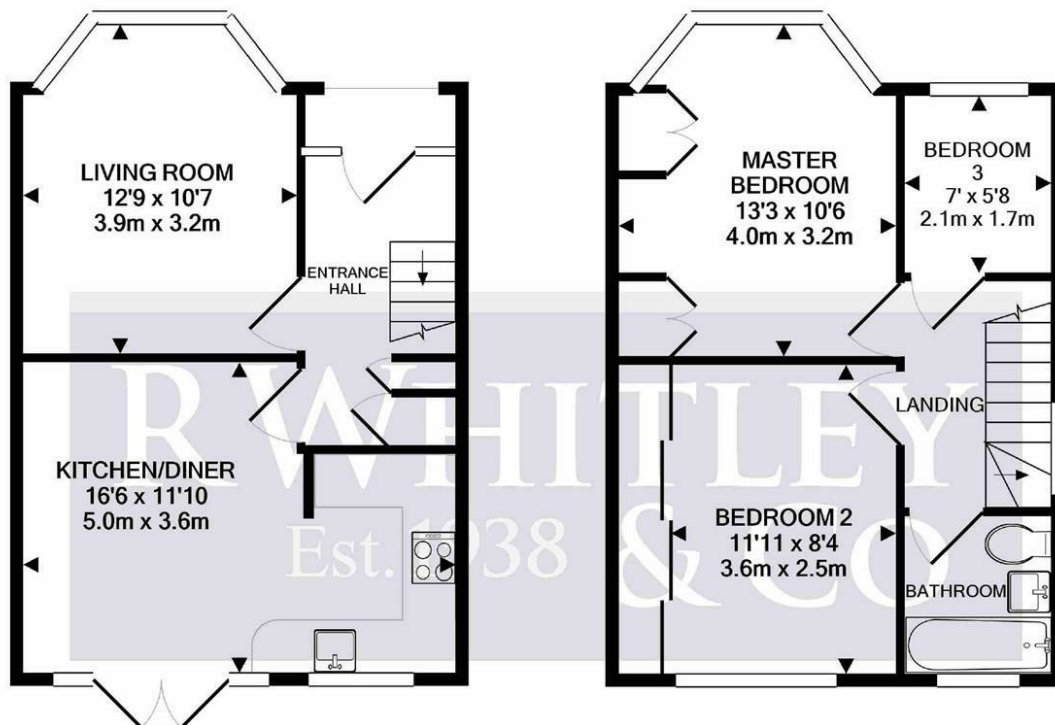
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		65
(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 







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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