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East Road
West Drayton
Middlesex
UB7 9EZ

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £510,000



- Three Bed Mid-Terraced House
- Living/Dining Room
- Breakfast Room
- Fitted Kitchen
- Useful Porch
- Bathroom
- Beautiful Garden
- Gas Central Heating
- Double Glazing

DESCRIPTION

This extended three-bedroom mid-terrace home offers generous living space for the whole family, complemented by a beautifully maintained rear garden that deserves your early viewing. On the ground floor, a practical entrance porch opens into the hallway, leading to a 16'6 x 13'5 living room that flows seamlessly into the 11'8 x 10'6 dining room, where double doors open onto the attractive rear garden. There is also a breakfast room which flows into the kitchen fitted with an extensive range of gloss white kitchen units and stable door providing further access to the garden. Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and a family bathroom with white suite.

OUTSIDE

Front: A block-paved hardstanding area provides a neat and practical frontage.

Rear: A shared alleyway offers access from front to back. The garden features a paved patio area, a lawn bordered by mature planting, and a concrete path leading to a decked area ideally suited to entertaining in the summer months. There is also a timber shed.

LOCATION

East Road is located approximately one mile from the town centre and Elizabeth Line station, with local amenities including Sainsbury's Local, Tesco Express, schools, and bus routes all within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park, and Uxbridge town centre are easily reached by car.

HEATING & HOT WATER

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

WINDOWS

UPVC 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		
(81-91) B		
(69-80) C	71	80
(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	

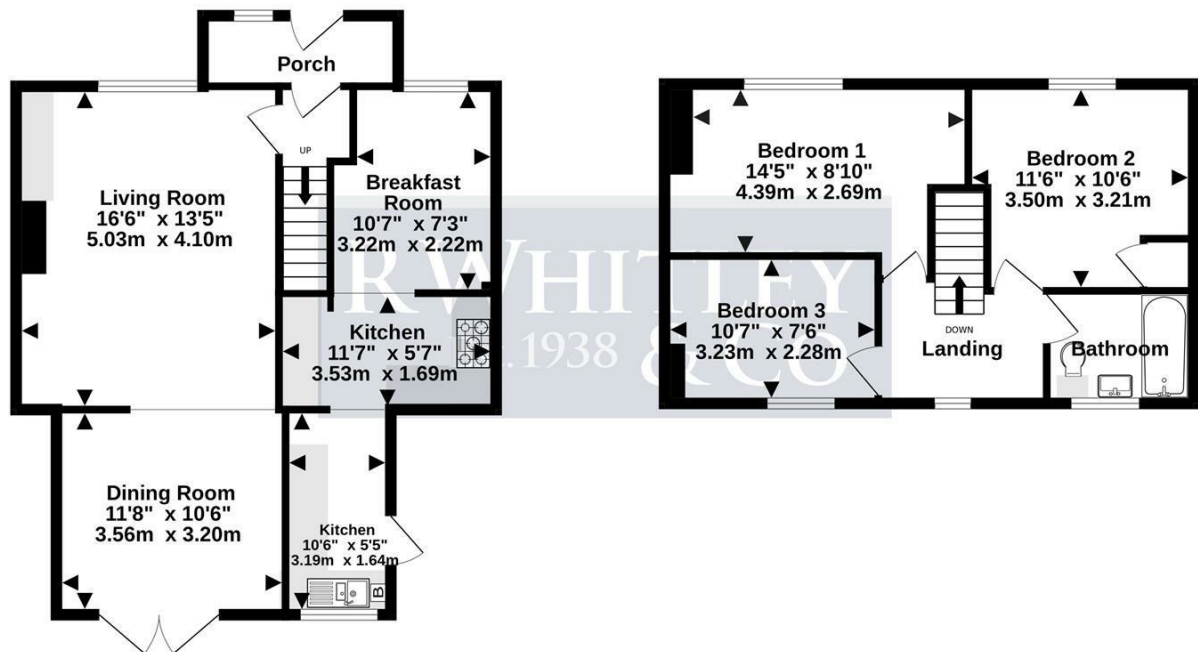






GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

FIRST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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.
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