

78

Keats Way
West Drayton
Middlesex
UB7 9DU

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £600,000



- Extended Linked Semi-Detached House
- 4 Double Bedrooms
- En-Suite Shower Room to Principle Bedroom
- Family Bathroom
- Living Room
- Dining Room
- Fitted Kitchen
- Garage + Driveway
- Gas Central Heating
- Garden

DESCRIPTION

This four double bedroom linked semi-detached house has been both extended and subject to a loft conversion, creating a substantial floorplan of approximately 1,234 sq ft (excluding the integral garage). Ideally suited to a larger or growing family, the property benefits from cleverly planned and easy flowing accommodation comprising an entrance hallway, spacious living room flowing into a sitting room and in turn, a dining room with double doors out to the rear garden. There is also a gloss white fitted kitchen with black granite effect worksurfaces and door to the integral garage. Stairs from the entrance hallway lead to the first floor landing which

provides access to three double bedrooms and a family bathroom. Stairs from the first floor landing lead to the second floor 18'3 x 11'2 principal bedroom with fitted wardrobes and en-suite shower room.

OUTSIDE

Front: A dropped kerb provides access to an imprinted concrete driveway. Double doors to integral garage with light and power.

Rear: Extensive patio to both the front and rear of the garden. Balance laid to lawn.

LOCATION

A local school, bus routes and local shops are just a short walk. The town centre of West Drayton (with Elizabeth Line station) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

WINDOWS

Double glazed.

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

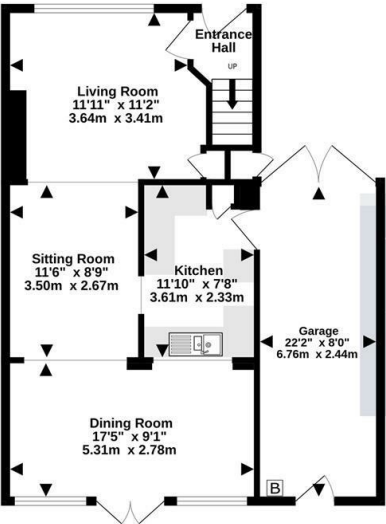
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



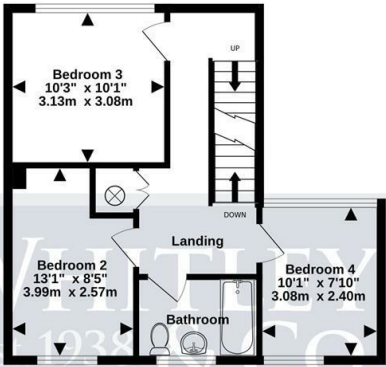




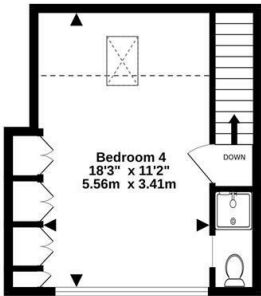
GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



FIRST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



SECOND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA: 1234sq.ft. (114.6 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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