

17

Blackthorn Avenue
West Drayton
Middlesex
UB7 9EU

RWHITLEY
Est. 1938 & CO

Guide Price £500,000



- Semi-Detached House
- Three Bedrooms
- Requires Modernisation & Refurbishment
- Living/Dining Room
- Fitted Kitchen
- Ground Floor WC
- First Floor Bathroom
- Rear Garden Needs Landscaping
- Off Street Parking
- No Upper Chain

DESCRIPTION

A three bedroom semi-detached house offered to market with no upper chain and requiring extensive modernisation to unlock its full potential. The generously proportioned accommodation comprises an entrance hallway with downstairs WC, spacious 18'10 x 12'8 dual aspect living/dining room with sliding doors out to the rear garden and a wide opening to a fitted kitchen also 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 bathroom.

OUTSIDE

Front: A dropped kerb provides access to a

tarmac driveway. Balance laid to lawn. Side access to rear garden through timber gate. Rear: Paved patio area. Balance in need of landscaping. Brick built store.

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.

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		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



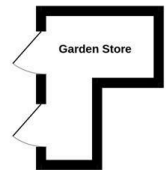
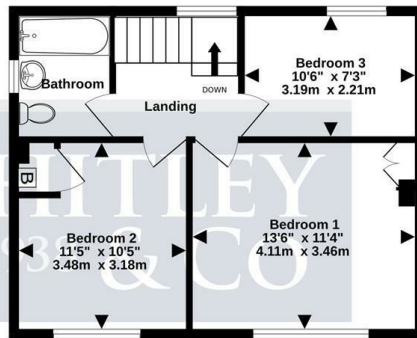
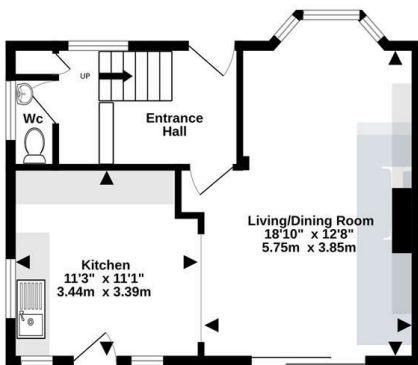




GROUND FLOOR
843 sq.ft. (81.0 sq.m.) approx.

FIRST FLOOR
445 sq.ft. (41.3 sq.m.) approx.

GARDEN STORE
45 sq.ft. (4.1 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARDEN STORE

TOTAL FLOOR AREA : 886sq.ft. (82.3 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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