

54

Kingston Lane
West Drayton
Middlesex
UB7 9EB

RWHITLEY
Est. 1938 & CO

Guide Price £300,000



- Freehold Back-To-Back House
- One Double Bedroom
- Modern Fitted Kitchen
- Stylish First Floor Bathroom
- Living Room with Oriel Bay
- Own Enclosed Private Garden
- Two Allocated Parking Spaces

DESCRIPTION

Ideal for first time buyers looking for their first step onto the property ladder or buy to let investors adding to their portfolio. An opportunity to purchase a much improved and tastefully presented freehold back-to-back starter home with its own private enclosed garden. The property is located within easy walking distance of the town centre and all of its amenities, including the mainline railway station (Paddington Line and Elizabeth Line). The accommodation comprises a stylish living room with attractive oriel bay window and an opening to the kitchen which boasts a large larder cupboard and is fitted with a range of contemporary gloss white units. Stairs from the living room lead to the first floor landing (with airing cupboard) which provides access to a light filled double bedroom with fitted wardrobe and a bathroom with modern white suite and attractive tiling.

OUTSIDE

The property is accessed via a pedestrian gate which leads into the private garden mainly paved for easy maintenance. There is also a useful external storage cupboard and small timber shed. Two allocated parking spaces.

LOCATION

Kingston Lane is situated within walking distance of the town centre with access to the Paddington/Elizabeth Line. Local shopping (including a Sainsbury's local and Tesco Express), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

HEATING & HOT WATER

Electric thermostatically controlled panel heaters. Electric immersion heater in hot water cylinder provides the domestic hot water.

WINDOWS

UPVC double glazed windows.

COUNCIL TAX BAND

We understand that the current council tax band is C.

SERVICES

Mains 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		89
(81-91) B		
(69-80) C	69	
(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 	

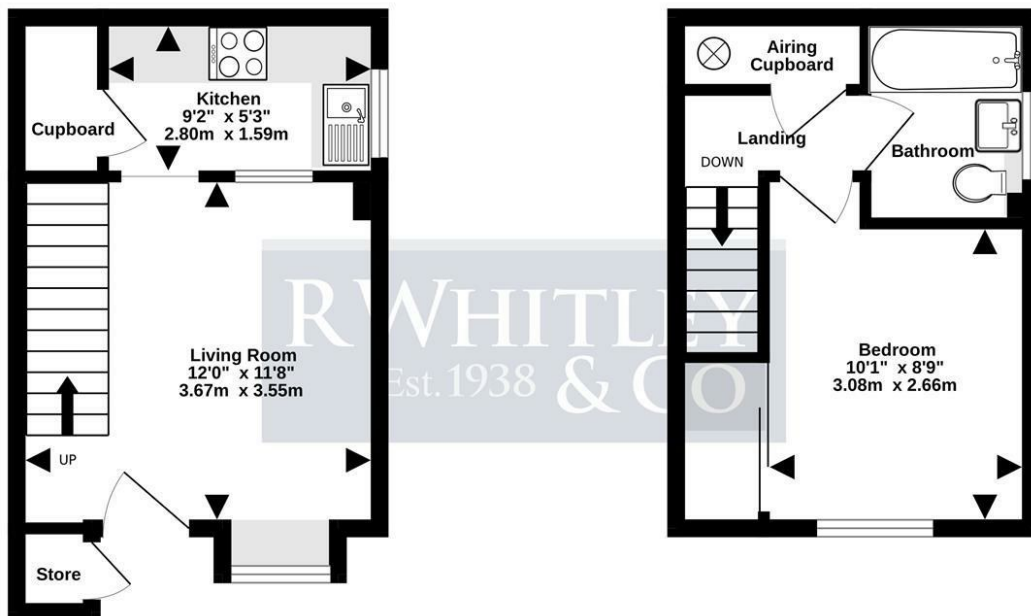






GROUND FLOOR
216 sq.ft. (20.0 sq.m.) approx.

FIRST FLOOR
199 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 414 sq.ft. (38.5 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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