

57

Maxwell Road
West Drayton
Middlesex
UB7 9HW

RWHITLEY
Est. 1938 & CO

Guide Price £510,000



- Three Bed Semi-Detached House
- Through Lounge/Diner
- Fitted Kitchen
- Sun Room
- Downstairs WC
- Gas Central Heating
- Garage
- Open Outlook to Front
- No Upper Chain

DESCRIPTION

Enjoying a delightful open outlook and coming to the market for the first time in over 70 years, this three-bedroom semi-detached family home has been well cared for over the years while offering clear potential for modernisation. Available with no onward chain, it provides an excellent opportunity to create a home tailored to your own style.

The ground floor features a porch leading into the entrance hall, a spacious 23'3 x 11'9 through lounge/diner, a galley-style kitchen fitted with a range of units, and a sun room incorporating a downstairs WC and double doors opening onto the rear garden.

Upstairs, the first-floor landing provides

access to a principal double bedroom with fitted wardrobes, a second double bedroom also with fitted wardrobes, a well-proportioned third bedroom, and a shower room.

OUTSIDE

Front: A low-level brick wall with opening leads to a block-paved area and porch door. A shared driveway provides access to the garage at the rear.

Rear: The garden includes a concrete hardstanding area with the remainder laid to lawn, complemented by planting borders, a timber shed, and access to the garage.

LOCATION

The property is well placed for daily convenience, with a local school, shopping parade, and bus routes all within walking distance. The Elizabeth Line at West Drayton, along with Uxbridge, Heathrow Airport, the motorway network, and Stockley Business Park, are all easily reached by car.

HEATING & HOT WATER

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

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		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



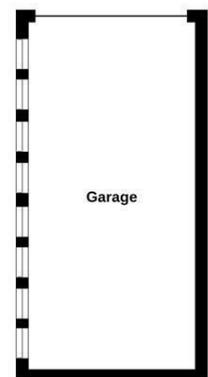
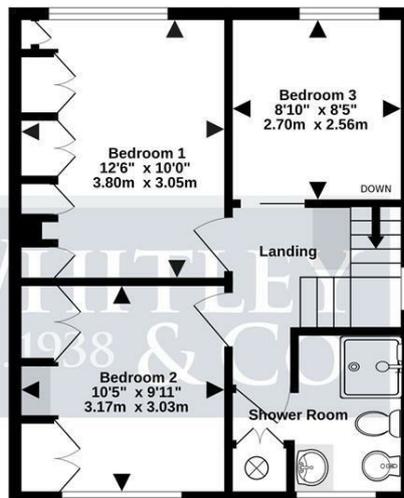
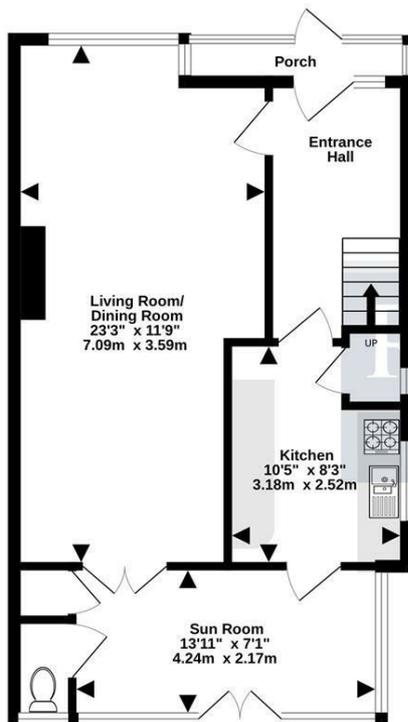




GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.

FIRST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

GARAGE



TOTAL APPROXIMATE FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 969sq.ft. (90.0 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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