

7

Money Lane
West Drayton
Middlesex
UB7 7NU

RWHITLEY
Est. 1938 & CO

Guide Price £400,000



- 2 Bed Terraced Cottage
- Spacious Living/Dining Room
- Fitted Kitchen
- Bathroom
- Garden
- Gas Central Heating
- Double Glazing
- Walking Distance to Elizaeth Line
- No Onward Chain

DESCRIPTION

This charming and much-improved two bedroom terraced cottage is located on Money Lane, just a short walk from the town centre and Elizabeth Line station. Arranged over two floors, the accommodation comprises an entrance porch opening into a spacious living/dining room, a fitted kitchen with a range of wall and floor units, laminate worksurfaces, and a door leading out to the rear garden, along with a bathroom featuring a white suite.

Stairs from the living/dining room lead to the first floor landing, which provides access to the principal double bedroom with fitted wardrobes and a second double bedroom with built-in cupboard. The loft, accessed via a

ladder in the principal bedroom, is fully boarded, benefits from a Velux window, and offers excellent storage space.

OUTSIDE

Front: Low level brick wall to the front boundary with an opening leading to a delightful front garden featuring a paved pathway to the front door, low-maintenance gravelled surface, and planting border.

Rear: A right of way runs immediately to the rear of the property. The garden includes a crazy paved patio, timber decked area with summerhouse, and a gravelled pathway leading to a gravelled area with a metal storage shed. The remainder is laid to lawn.

LOCATION

The town centres of Yiewsley and West Drayton with Elizabeth Line station, bus routes, and schools are all within 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 C.

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		87
(81-91) B		
(69-80) C		64
(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

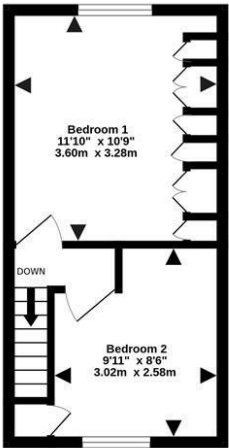
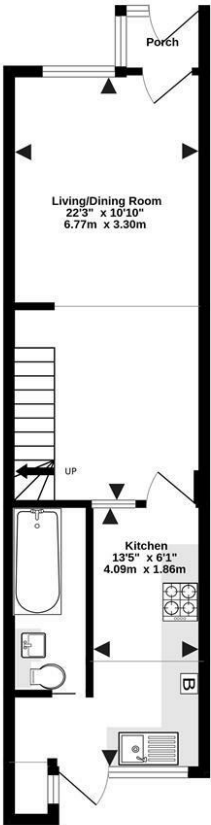






GROUND FLOOR
365 sq. ft. (33.9 sq.m.) approx.

FIRST FLOOR
234 sq. ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq. ft. (55.7 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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