

5

Church Close
West Drayton
Middlesex
UB7 7PY

RWHITLEY
Est. 1938 & CO

Guide Price £685,000



- 3 Double Bedroom Detached House
- Secluded Location
- Dual Aspect Living Room
- Dining Room
- Conservatory
- Kitchen
- Downstairs WC + Upstairs Family Bathroom
- Gas Central Heating
- Garden
- Driveway

DESCRIPTION

Nestled down a private driveway off a sought after cul-de-sac within the conservation area and near to the 'Closes Park'. A rare opportunity to purchase a uniquely located 3 double bedroom detached house offering a wealth of potential to extend (subject to planning permission) and is within walking distance of the Elizabeth Line. The accommodation comprises a porch, entrance hallway with downstairs WC off, dual aspect 14'5 x 12'5 living room, dining room with double doors to the conservatory overlooking the rear garden, kitchen fitted with a comprehensive range of wall and floor units, lobby area with door to the driveway and

sliding doors to the garden and storage room which could easily be converted back into a garage. Stairs from the entrance hallway lead to the first floor landing (with useful storage cupboard) which provides access to the dual aspect principle bedroom with en-suite shower room, second double bedroom with fitted wardrobe, third double bedroom with fitted wardrobe and family bathroom.

OUTSIDE

Front: The property is approached via a tarmac driveway which extends to the front of the property and providing off street parking. Rear: Extensive patio area. Balance laid to lawn with established planting borders. Timber summer house.

LOCATION

The town centre of West Drayton with Elizabeth Line, bus routes, The Closes Park and The Green are all within a short walk. London Heathrow Airport, Hillingdon Hospital, Schools, the motorway network, Stockley Business Park and Uxbridge town centre are all conveniently nearby.

WINDOWS

UPVC double glazed.

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 F.

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		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

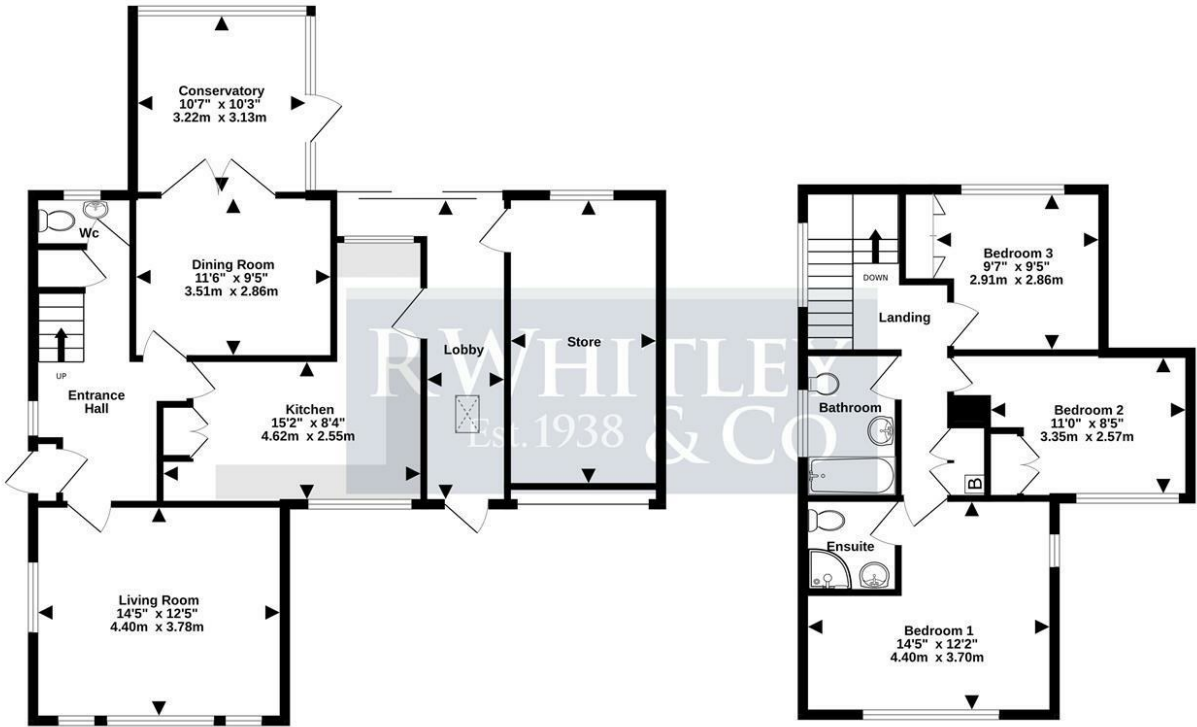






GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.

FIRST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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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