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Holly Gardens  
West Drayton  
Middlesex  
UB7 9PE

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RWHITLEY  
Est. 1938 & CO

# Guide Price £400,000



- Two Bed Mid-Terraced House
- Living Room
- Kitchen
- Conservatory
- Bathroom
- Gas Fired Warm Air Heating
- Garden
- Driveway
- No Onward Chain

## DESCRIPTION

Located in the popular 'Holly Gardens' and within walking distance of the town centre and Elizabeth Line Station, this well-presented two-bedroom terraced home is an excellent choice for both first-time buyers and buy-to-let investors alike.

Offered to the market with no onward chain complications, the property offers a thoughtfully arranged layout comprising an entrance lobby leading into a spacious, welcoming living area, a modern kitchen fitted with white gloss wall and base units and wood-effect laminate worktops, and a bright conservatory with French doors opening to the rear garden.

Stairs from the living room rise to the first-floor

landing, which provides access to the generous main bedroom with fitted wardrobe, a second bedroom, and the bathroom.

## OUTSIDE

Front: A dropped kerb gives access to a block-paved driveway providing off-street parking for one vehicle, with a paved path to the front door. There is also a useful storage cupboard adjacent to the front door.

Rear: There is a small paved patio with the balance laid to lawn.

## LOCATION

Perfectly placed for convenience, the property is a short walk from West Drayton town centre, Elizabeth Line station, local shops, and bus routes. London Heathrow Airport, the motorway network, Uxbridge town centre, and Stockley Business Park are all within easy reach by car.

## HEATING & HOT WATER

A gas fired boiler serves a warm air heating system. Electric immersion heater in hot water cylinder

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## TENURE

Freehold.


## SERVICES

Mains gas, electricity water and drainage.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

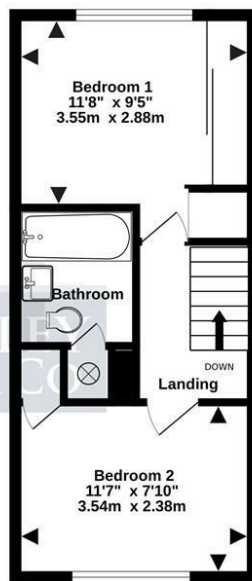
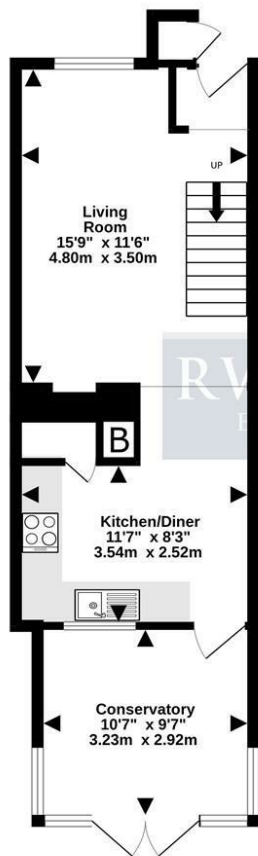
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





GROUND FLOOR  
419 sq. ft. (38.9 sq.m.) approx.

FIRST FLOOR  
318 sq. ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq. ft. (68.4 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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