

47

Pear Tree Avenue
West Drayton
Middlesex
UB7 8DQ

RWHITLEY
Est. 1938 & CO

Guide Price £469,950



- Semi-Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Large Conservatory
- Gas Central Heating
- Garden
- Driveway
- No Onward Chain

DESCRIPTION

This three bedroom semi-detached home sits in a desired no-through road location and is sold with the benefit of no onward chain complications. The accommodation comprises an entrance hallway leading to the spacious living room, dining room with opening to a fitted kitchen and large 17'4 x 12'8 conservatory with double doors out to the rear garden. Stairs from the entrance hallway lead to the first floor landing which provide access to two double bedrooms, further single bedroom, bathroom and separate WC.

OUTSIDE

Front: A dropped kerb provides vehicular access to a concrete hard standing surface

providing parking for up to three cars in tandem. The balance is a gravelled surface for easy maintenance. Side pedestrian access to rear garden.

Rear: Decked area adjacent the conservatory. Concrete footpath to rear of garden with concrete hardstanding area. Balance laid to lawn.

LOCATION

Hillingdon Hospital and bus routes are just a short walk. West Drayton town centre with mainline railway station with Elizabeth Line, Stockley Business Park, Brunel University, London Heathrow Airport, the motorway network and town centre of Uxbridge are all within easy motoring distance.

HEATING & HOT WATER

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

WINDOWS

Double glazed.

COUNCIL TAX BAND

We understand that the current council tax band is D.

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) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

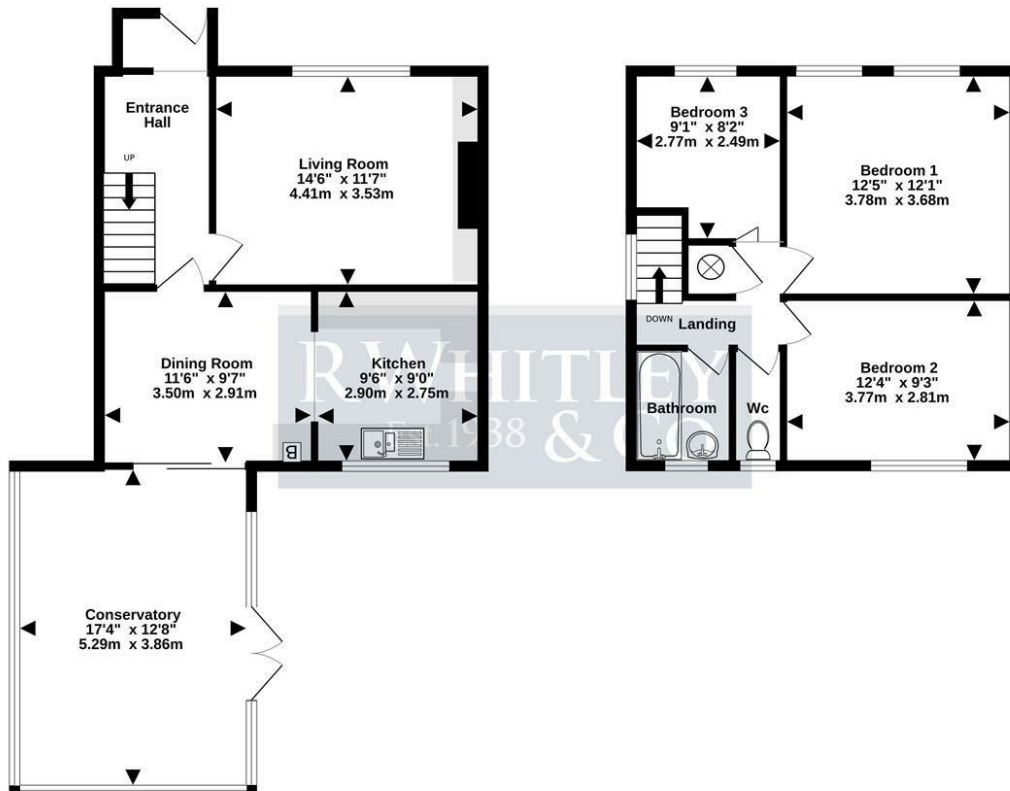






GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

FIRST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 422711 | rwhitley.co.uk

