

# 10

Keats Way  
West Drayton  
Middlesex  
UB7 9DR

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £550,000



- POTENTIAL TO EXTEND OR POSSIBLY DEVELOP (STPP)
- Substantial Garden
- Three Bedroom End-of-Terrace House
- Through Living Room / Dining Room
- Kitchen
- Gas Central Heating
- Double Garage
- No Onward Chain

## DESCRIPTION

A three bedroom end of terrace house which sits on a larger than average plot offering potential to extend or possibly develop (subject to planning permission and any necessary approvals). The plot features a generous side space with scope to build a substantial extension or even an additional dwelling\*. The rear garden may lend itself for further development due to its size and the presence of vehicular access from a service road off 'The Glebe'.

The property is being offered for sale for the first time in over 55 years and is sold with no onward chain complications. The house has easy flowing accommodation comprising an entrance hallway, spacious living room flowing through to the dining room with

sliding doors out to a 'lean to' and kitchen with door out to the rear garden. Stairs from the entrance hallway lead to the first floor landing which provides access to two double bedrooms, a further single bedroom, shower room and separate WC.

\* subject to planning permission and any necessary approvals.

## OUTSIDE

Front: Opening through low level brick wall provides access to pathway to the front door. Balance laid to lawn with established shrubs. Wooden gate to side provides access to rear garden.

Rear: Crazy paved patio area and pathway to rear of the garden. Balance mainly laid to lawn. To the rear of the site there is a substantial double garage with hardstanding driveway and double metal gates accessed via a service road from The Glebe. Three wooden sheds and two greenhouses.

## LOCATION

A local school, bus routes and local shops are just a short walk. The town centre of West Drayton (with mainline railway station benefiting from The Elizabeth Line) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park 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 D.

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

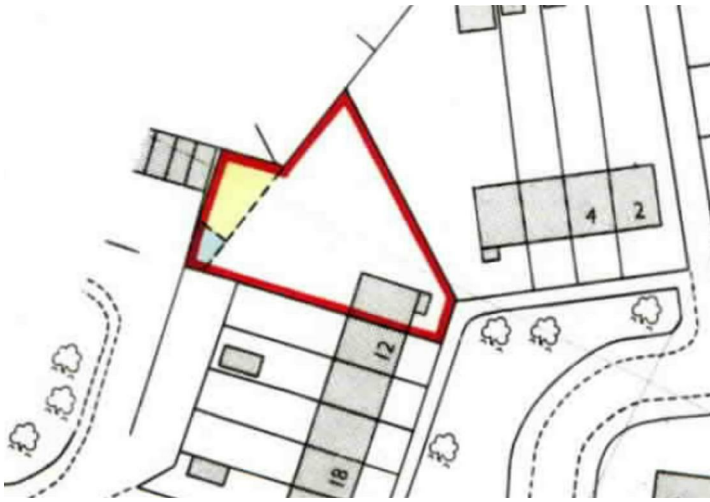
Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 79                      |
| (55-68) <b>D</b>                            | 63      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



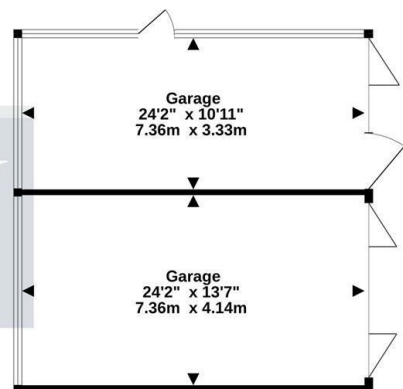
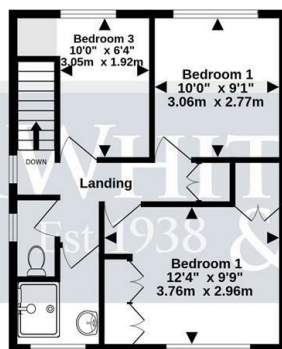
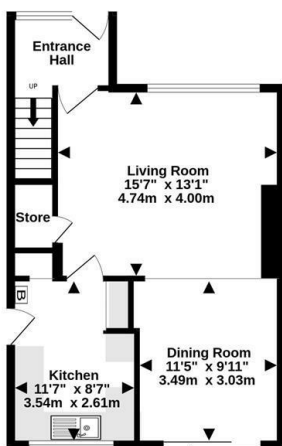




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

FIRST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

GARAGES  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGES

TOTAL FLOOR AREA : 912sq.ft. (84.7 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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