

The Retreat

Trout Road
West Drayton
Middlesex
UB7 7RR

RWHITLEY
Est. 1938 & CO

Guide Price £425,000



- Detached House
- Two Bedrooms
- In Need of Modernisation & Refurbishment
- Living & Dining Room
- Bathroom
- Kitchen
- Generous Rear Garden
- No Onward Chain
- Potential to Extend (Subject to Planning Permission)

DESCRIPTION

This two double bedroom detached house is in need of extensive modernisation and refurbishment and is sold with no onward chain complications. Offering potential to extend (subject to planning) the accommodation comprises an entrance porch, entrance hallway, living room with bay window, dining room with bay window, kitchen. There are also two lean to areas and a WC accessed off. Stairs from the entrance hallway lead to the first floor landing which provides access to the two double bedrooms and a bathroom.

OUTSIDE

Front: Concrete driveway accessed via an opening in a low level brick wall with dropped kerb.

Rear: In need of landscaping.

LOCATION

The town centre of Yiewsley and West Drayton with Elizabeth Line, Tesco Extra, bus routes and local schools are all within walking distance. Uxbridge town centre, The Stockley Business Park, London Heathrow Airport and the motorway network 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.

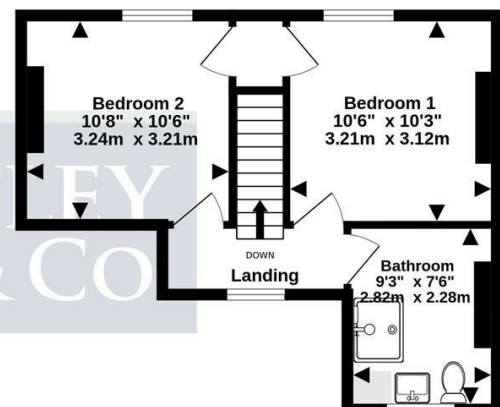
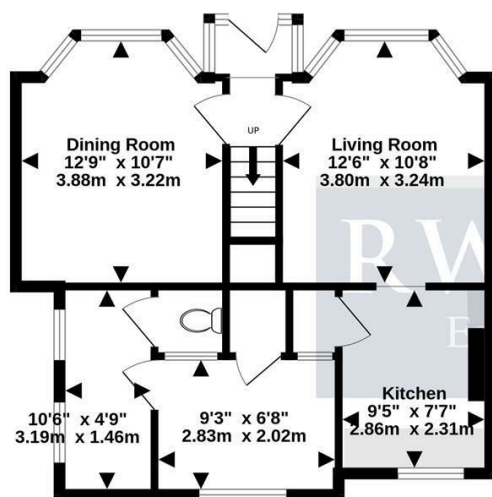
Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

FIRST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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