

# 64

Blossom Way  
West Drayton  
Middlesex  
UB7 9HG

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £519,950



- No Onward Chain
- Bay Fronted Semi-Detached House
- Three Bedrooms
- Through Lounge/Diner
- Kitchen
- Downstairs WC
- Sun Room
- Garden
- Garage
- Gas Central Heating

## DESCRIPTION

This generously proportioned bay-fronted three bedroom semi-detached house is offered to market with no onward chain complications. The thoughtfully planned accommodation comprises a useful porch leading to a welcoming entrance hallway with WC off, and in turn providing access to the galley style kitchen, light filled 13'7 x 13'2 living room with bay window flowing through to the dining room with sliding doors to the sun room. Stairs from the entrance hallway lead to the first floor landing which provides access to the main double bedroom with bay window, second double bedroom with views over the rear garden, third sensibly sized bedroom, bathroom and separate WC.

## OUTSIDE

Front: A dropped kerb provides access to a shared driveway leading to the garage at the rear of the property. Front garden enclosed by a low level brick wall with ornamental iron gate and mainly laid to lawn with planting borders.

Rear: Patio area with balance laid to lawn with planting borders. Garage.

## LOCATION

Bus routes are just a short walk. Local shops, the town centre of West Drayton (with mainline railway station and Elizabeth Line), town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport are all within easy motoring distance.

## HEATING & HOT WATER

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

## WINDOWS

Double glazed sealed unit windows (except for garage).

## 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 







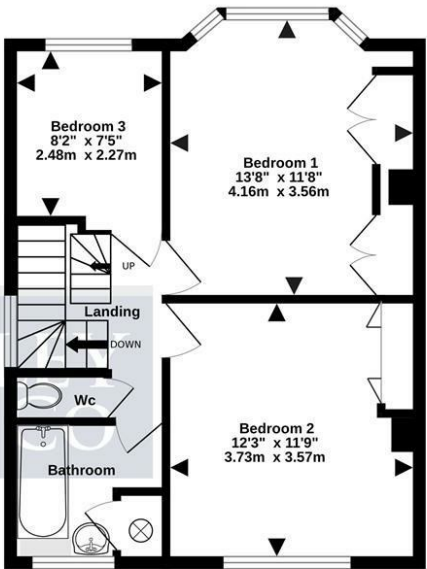
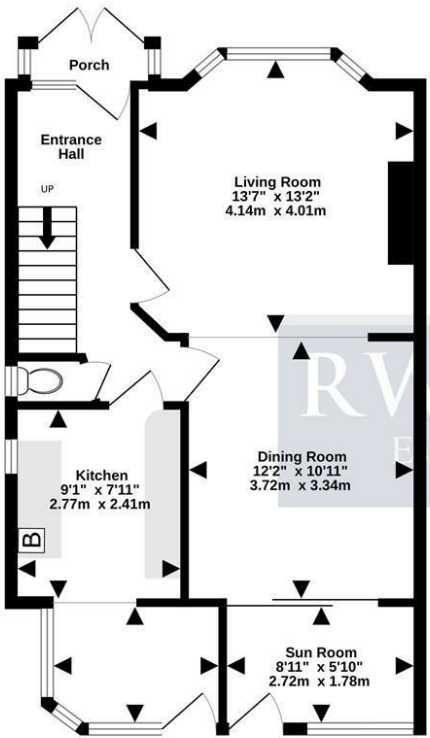






GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

FIRST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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