

75

Keats Way
West Drayton
Middlesex
UB7 9DU

RWHITLEY
Est. 1938 & CO

Guide Price £600,000



- 3/4 Bed Linked Semi-Detached House
- Through Living/Dining Room
- Fitted Kitchen
- Conservatory
- Downstairs Shower Room/WC
- Gas Central Heating
- Integral Garage
- Block Paved Driveway
- Well Maintained Garden

DESCRIPTION
This 3/4 bedroom linked semi-detached house has been extended to create a impressive floorplan of approximately 1297 sq ft (excluding the garage and garden room). The house, which would meet the needs of the larger or growing family, has been extremely well cared for and greatly improved by the current vendors and boasts well planned and easy flowing accommodation comprising an entrance porch, hallway, spacious living room flowing into the dining room with double doors to the fitted kitchen and sliding doors to the conservatory. A door from the dining area leads to a study which could also be used as a fourth bedroom, a modern fully tiled shower room and integral garage. Stairs from the entrance hallway lead to the first floor landing

which provides access to the 13'4 x 10'1 principal bedroom with built in storage cupboard, second double bedroom with fitted wardrobe, third double bedroom and a family bathroom.

OUTSIDE
Front: A dropped kerb provides access to a block paved driveway. Up and over door to integral garage.
Rear: Extensive patio to both the front and rear of the garden. Balance laid to lawn. Garden room with light and power.

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

TENURE
Freehold.

VIEWINGS
Strictly by appointment with R Whitley & Co.

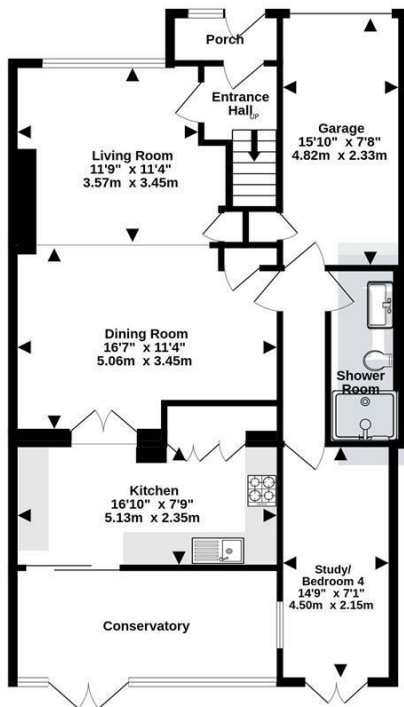
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



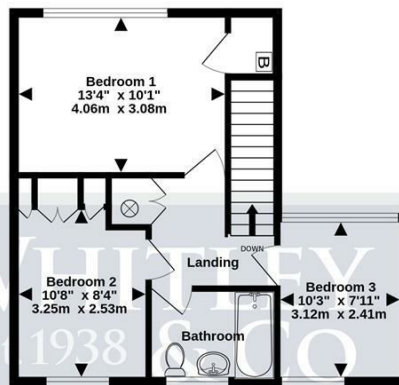




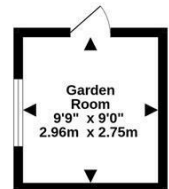
GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



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



GARDEN ROOM
87 sq.ft. (8.1 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE AND GARDEN ROOM

TOTAL FLOOR AREA : 1297sq.ft. (120.5 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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