

3

Elruge Close
West Drayton
Middlesex
UB7 7ES

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £500,000



- Semi-Detached House
- Three Bedrooms
- Large Living/Dining Room
- Country Style Fitted Kitchen
- Modern First Floor Bathroom
- Gas Central Heating
- Double Glazing
- Garage
- Parking

DESCRIPTION

Showcasing superb attention to detail this generous three bedroom semi-detached house provides the perfect family home and has been tastefully modernised and upgraded in recent years. Situated in a sought after cul-de-sac which is within easy reach of 'The Green' and 'The Closes Park' the house offers just over a thousand sq ft of well planned accommodation well worthy of your early inspection. To the ground floor there is an inviting entrance hall, cloakroom/WC, kitchen fitted with a country style range of wall and floor cupboard units with oak worksurfaces and an impressive living/dining room with large window openings flooding the room with natural light. Stairs from the entrance hall lead to the first floor landing which provides

access to the master bedroom with a range of fitted wardrobes, second generous double bedroom with built in cupboards, third larger than average bedroom and a luxury bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to an own driveway/parking which leads to the garage. You can park up to 4 vehicles in tandem (three on the driveway and one in the garage). Pathway leading to the front door.

Rear: Patio terrace with concrete pathway leading to the rear of the garden. Laid to lawn with mature planting.

LOCATION

The town centre of Yiewsley and West Drayton with mainline railway station which will benefit from Crossrail, bus routes and schools are all within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and the town centre of Uxbridge are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler (installed approximately two years ago) serves the radiator system and provides the domestic hot water. Electric immersion heater in a factory insulated hot water cylinder.

WINDOWS

White UPVC double glazed sealed unit windows (installed approximately two years ago).

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

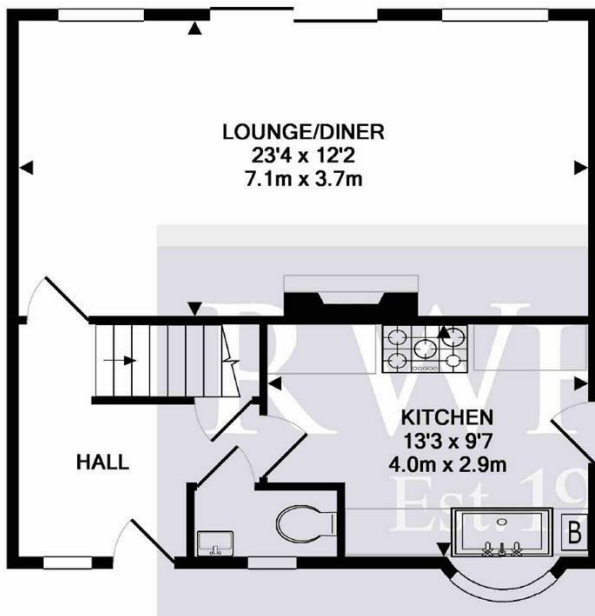
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

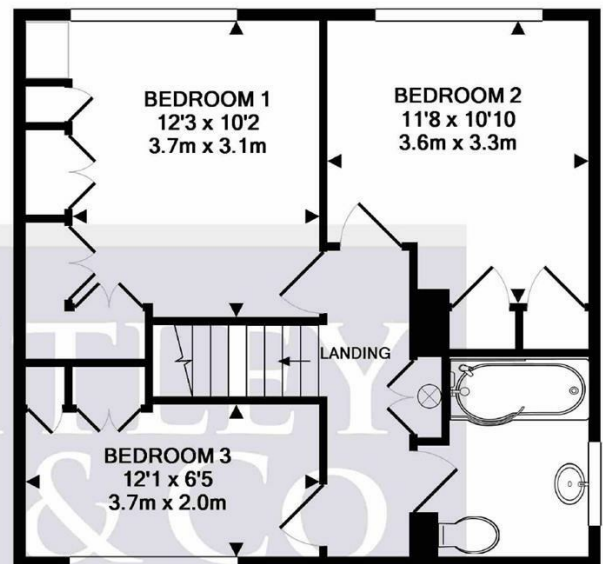
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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