



61

Thornton Avenue
West Drayton
Middlesex
UB7 9JU

RWHITLEY
Est. 1938 & CO

Guide Price £415,000



- Semi-Detached House
- Three Bedrooms
- Upgraded First Floor Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Living/Dining Room
- Fitted Kitchen
- Delightful Rear Garden
- Garage

DESCRIPTION

Situated in 'Thornton Avenue' in a convenient location is this three bedroom semi-detached house which has been well cared for and improved over the years yet offers the opportunity to stamp your own mark. On entering the property you walk into the living room and are immediately greeted with a feeling of space. A wide opening flows to a dining room perfect for entertaining with french doors to the rear garden and door to the kitchen fitted with a comprehensive range of wall and floor cupboard units. Stairs from the living room lead to the first floor landing where you will find a good sized main bedroom with views over the rear garden, two further bedrooms and a stylish bathroom.

OUTSIDE

Front: Low level fence boundary with gate. Designed for easy maintenance.

Rear: Raised concrete surface ideal as a seating area with steps down to gravelled surface. Lawn with block paviour surround and stepping stones to half circular steps up to a terrace. Detached garage.

LOCATION

Bus routes and local shops including a Tesco Express are just a short walk. The town centre of West Drayton (with mainline railway station which will benefit from Crossrail), 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 and provides the domestic hot water. Electric immersion heater in hot water cylinder.

WINDOWS

UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

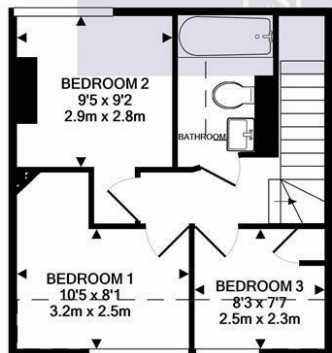
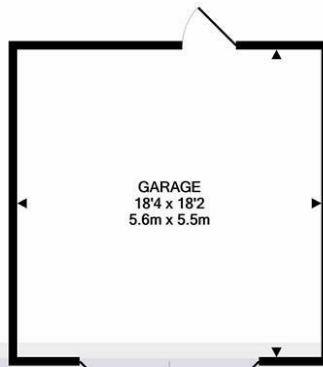
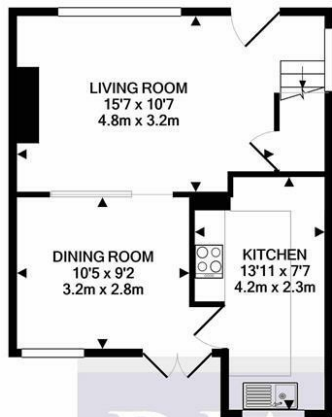
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	52	
(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 708 SQ. FT.
(65.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 1059 SQ. FT. (98.3 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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1ST FLOOR
APPROX. FLOOR
AREA 351 SQ. FT.
(32.6 SQ. M.)

RWHITLEY

Est. 1938 & CO

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