

95

Lowdell Close  
West Drayton  
UB7 8BA

RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £415,000



- SOLD BY R WHITLEY & CO
- Three Bedrooms
- Beautifully Modernised & Refurbished
- Air Conditioning To Living Room & Principal Bedroom
- Underfloor Heating To Bathroom
- Landscaped Front & Rear Garden
- Three Allocated Parking Spaces

## DESCRIPTION

Showcasing a superb fusion of elegance and stylish contemporary appeal. This impeccable and tastefully upgraded three bedroom end of terraced house is nestled in sought after 'Lowdell Close' and is well worthy of your early inspection. The well planned accommodation comprises an entrance porch, stylish living room decorated in grey tones, modern fitted kitchen/breakfast room, principal bedroom with fitted wardrobes, two further bedrooms and a family bathroom.

## OUTSIDE

Front: Attractive Spanish tiled pathway leading to the front door. Laid to lawn with hedging for privacy. Timber gate to side access.

Rear: A door from the kitchen steps down to an extensive canopied decked area. Lawn

with attractive well stocked borders. Timber garden shed and fenced boundaries.

## LOCATION

Hillingdon Hospital and bus routes are just a short walk. The town centre of Yiewsley and West Drayton (with mainline railway station which will benefit from Crossrail). Uxbridge town centre, Stockley Business Park, London Heathrow Airport and the motorway network 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

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</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 	





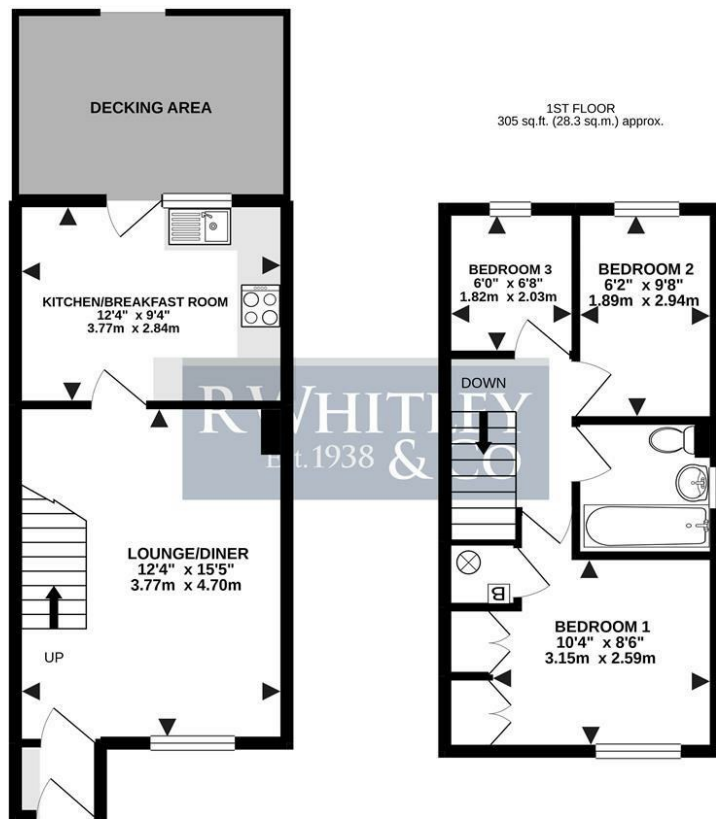








GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, misstatements 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.

Made with Metropix ©2023



# RWHITLEY

Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

