



40

Warwick Road
West Drayton
Middlesex
UB7 9BZ

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £425,000



- SOLD BY R WHITLEY & CO
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Parking & Garage
- Garden

DESCRIPTION

A three bedroom end terraced house which boasts a 'walk-to-everywhere' address and has been lovingly maintained and greatly improved over the years by the present vendor. The property is the perfect choice for those commuting to London given the mainline railway station is just a stones throw away. For days when you aren't heading to the office then you have your very own study. As soon as you enter the property you are hit with an inviting feeling. The entrance hall is lovely and bright with the study straight ahead and a door to your left which leads into the hub of the house. This space has been thoughtfully planned and is wonderful for day to day living and entertaining friends and family. It comprises a living area with bay window, dining area and a wide opening leading to the kitchen which forms a single storey extension with vaulted ceiling. Stairs

from the entrance hall lead to the first floor landing where you will find three bedrooms and a bathroom.

OUTSIDE

Front: Low level brick wall boundary with ornamental iron gate providing access to a concrete pathway leading to the front door. Gravelled surface for easy maintenance. Shared driveway which leads to an area to park a car and a garage with up and over door. Rear: Gravelled surface for easy maintenance with artificial lawn beyond.

LOCATION

The town centre of West Drayton with mainline railway station (which will benefit from Crossrail), bus routes and shops are just a short walk. Brunel University, London Heathrow Airport, the motorway network, Uxbridge town centre and Stockley Business Park are all within easy motoring distance.

WINDOWS

Double glazed sealed unit windows.

HEATING & HOT WATER

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

COUNCIL TAX BAND

We understand that the current council tax band is D.

TENURE

Freehold.


SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



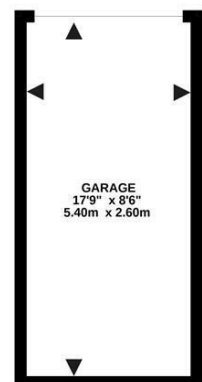
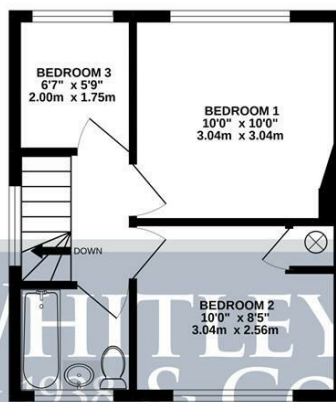
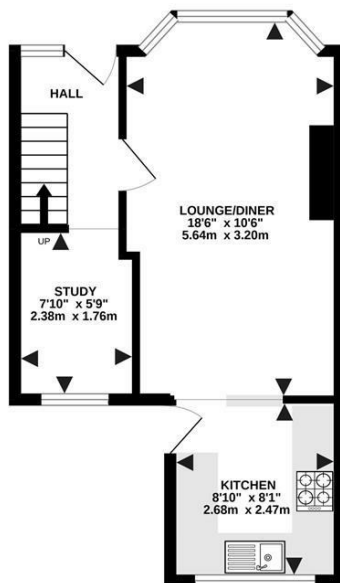




GROUND FLOOR
344 sq ft. (32.0 sq.m.) approx.

1ST FLOOR
287 sq ft. (26.6 sq.m.) approx.

GARAGE
151 sq ft. (14.0 sq.m.) approx.



TOTAL APPROXIMATE FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 631sq.ft. (58.6 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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