



9

Drayton Gardens
West Drayton
Middlesex
UB7 7LG

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £500,000



- Generous Sized End of Terrace House
- Three Bedrooms
- Open Plan Living/Dining/Kitchen
- Modern Fitted Kitchen
- Contemporary Family Bathroom
- Good Sized Low Maintenance Garden
- Ample Off Street Parking
- No Chain
- Potential To Convert Into Flats (Subject To Planning Permission)

DESCRIPTION

This three bedroom end of terraced house has been modernised over the years by the current owners and has been beautifully maintained, offering space and light making it a truly impressive family home set in a popular location. The hub of the house is the open plan living room with imposing bay window, dining space and kitchen which is fitted with a modern range of white high gloss base and eye level units and includes a built in 5 ring gas hob and oven. In addition this fabulous space benefits from a double aspect creating an airy feel and two separate doors leading to the rear garden. The balance of the accommodation comprises an entrance hall,

three good sized bedrooms (two doubles and one generous single) and a luxury modern bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a tarmac driveway for ample off street parking with additional side gate allowing access in to the rear garden.
Rear: Crazy paving which flows to a mainly laid lawn with gravel borders and shrubbery for low maintenance. To complete the garden there is a separate patio area perfect for alfresco dining and for entertaining friends and family.

LOCATION

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

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

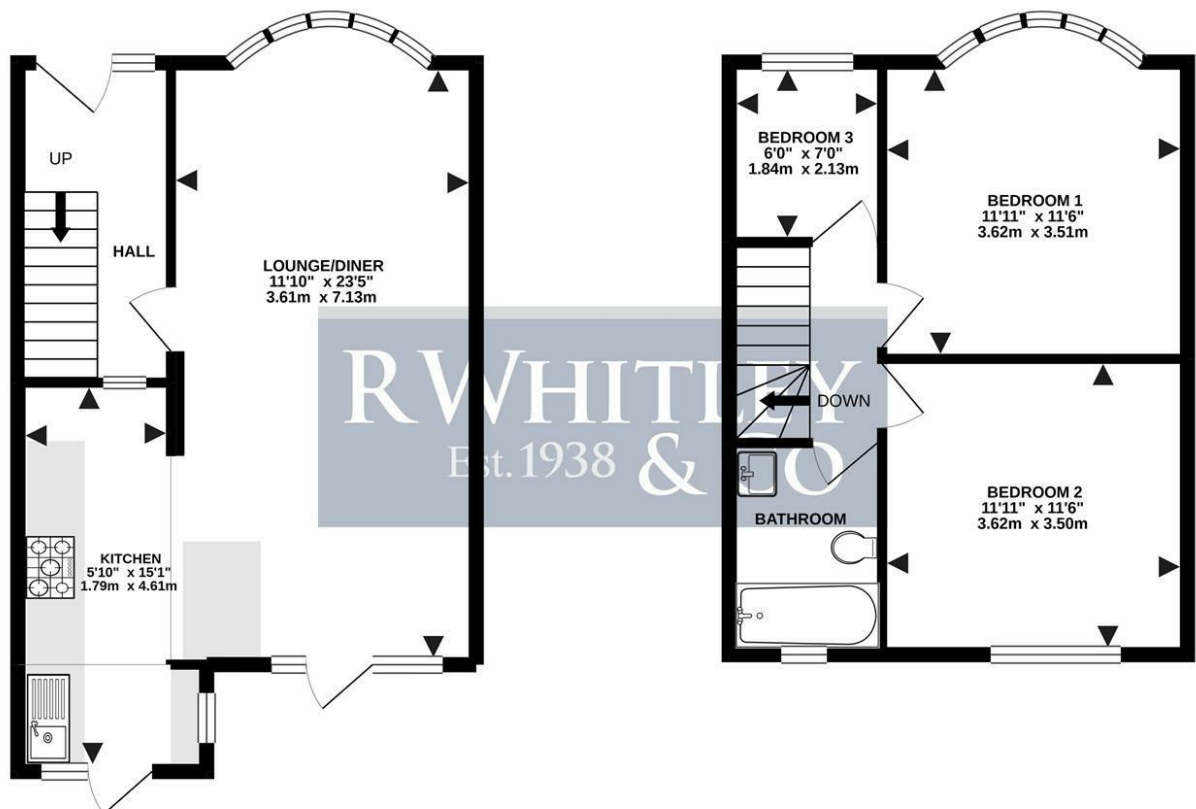






GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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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