

59

Falling Lane  
Yiewsley  
Middlesex  
UB7 8AB

RWHITLEY  
Est. 1938 & CO

# Guide Price £400,000



- Semi-Detached House
- Requires Modernisation
- Double Glazing
- Through Living/Dining Room
- Detached Garage
- No Upper Chain

## DESCRIPTION

A 1930's three bedroom semi-detached house which requires modernisation and refurbishment to unlock its full potential. The property, which is situated in a convenient location for both primary and secondary schools and is within easy walking distance of West Drayton mainline railway station (Crossrail from 2019), offers well planned accommodation well worthy of your early inspection. The ground floor comprises an entrance hall, through living/dining room, kitchen fitted with a serviceable range of wall and floor cupboard units and a sun room. Stairs from the entrance hall lead to the first floor landing which provides access to three bedrooms (two doubles and one single) and a family bathroom with separate W.C.

## OUTSIDE

Front: Low level brick wall to both the side and front boundaries. Ornamental iron gate to concrete pathway leading to the front door.

Dropped kerb to shared driveway leading to the garage at the rear.

Rear: The shared driveway leads to a parking space in front of the detached garage. Laid to lawn.

## LOCATION

The town centre of Yiewsley and West Drayton (with mainline railway station - Crossrail from 2019), bus routes and local schools are all within walking distance. Uxbridge town centre, The Stockley Business Park, London Heathrow Airport and the motorway network are all within easy motoring distance.

## WINDOWS

Whitened aluminium 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.

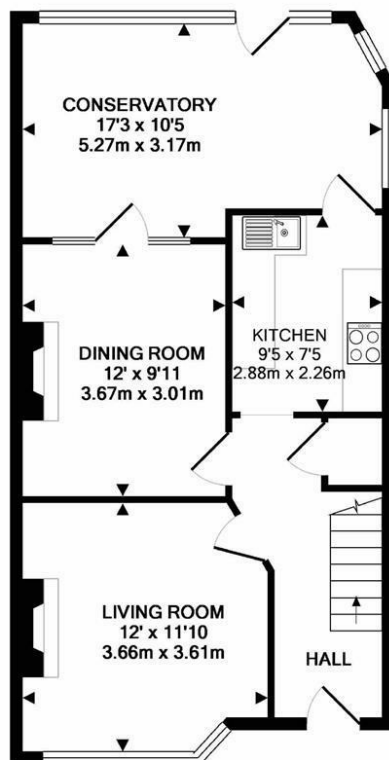
## VIEWINGS

Strictly by appointment with R Whitley & Co.

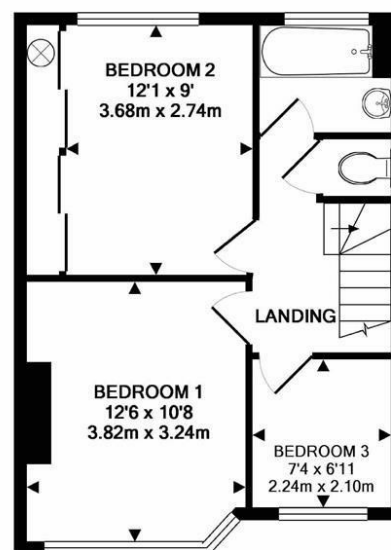
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>16</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  
APPROX. FLOOR  
AREA 580 SQ.FT.  
(53.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 409 SQ.FT.  
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 989 SQ.FT. (91.9 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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