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Little Benty
West Drayton
Middlesex
UB7 7UJ

RWHITLEY
Est. 1938 & CO

Guide Price £500,000



- SOLD BY R WHITLEY & CO
- Semi-Detached House
- Extended
- Three Bedrooms
- Fabulous 'L' Shaped Kitchen/Diner & Family Room
- Ground Floor Cloakroom/WC
- Living Room
- Parking
- Home Gym

DESCRIPTION

This impressively extended three bedroom semi-detached house provides an abundance of space throughout and has been cleverly planned and thoughtfully upgraded with modern family living in mind. As soon as you enter the front door you are greeted with a feeling of space and beautiful tiling which is featured across much of the ground floor. The kitchen is flawlessly fitted with stunning contemporary handleless units with quartz worksurfaces and an array of stainless steel appliances. Effortlessly linked via a wide opening is a dining/family room which forms the single storey rear extension and is perfect for entertaining with sky lights flooding the area with natural light and french doors

opening out onto the rear garden. The balance of the ground floor comprises a cloakroom/WC and a living room which is stylishly presented with red feature wall and plush grey fitted carpet.

Stairs from the entrance hall lead to the first floor landing where you will find two double bedrooms, a single bedroom currently set up as an home office and a luxury family bathroom with separate WC.

OUTSIDE

Front: A dropped kerb provides vehicular access to a hard standing surface/own driveway with timber gates leading to further area of parking and storage beyond.

Rear: A concrete terrace provides the ideal seating area for the summer months with area of gravelled surface and white chip pathway. Outbuilding set up with home gym. Attached timber store.

LOCATION

A local school, shopping parade and bus routes are just a short walk. The town centre of West Drayton (with mainline railway station benefiting from Crossrail) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

HEATING & HOT WATER

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

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

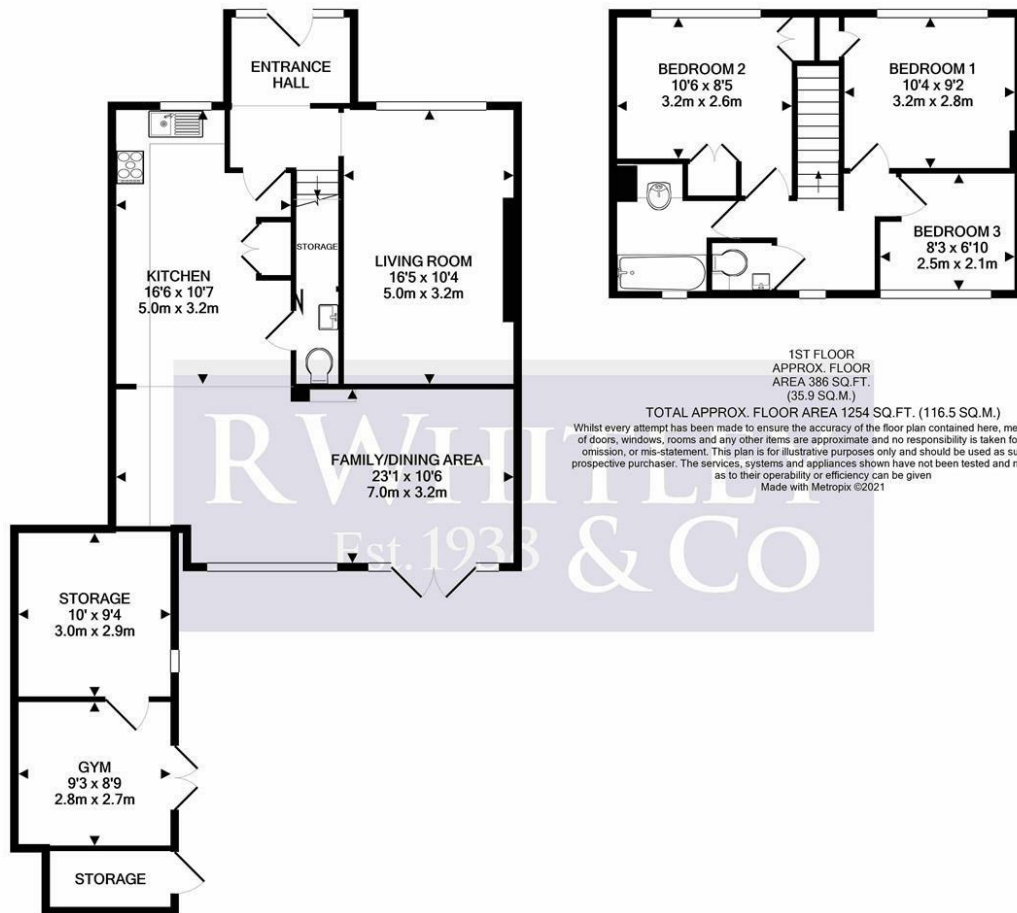
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







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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