

83

Cherry Lane  
West Drayton  
Middlesex  
UB7 9HD

RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £485,000



- SOLD BY R WHITLEY & CO
- Potential To Extend (Subject To Planning Permission)
- Three Bedrooms
- Dual Aspect Living Room
- Kitchen/Breakfast Room
- Off Street Parking
- Generous Rear Garden
- No Onward Chain

## DESCRIPTION

Located in sought after 'Cherry Lane' just a short walk to Cherry Lane Primary School. A three bedroom end of terraced house which boasts space to extend to the side (subject to planning permission) offering a wealth of potential for the larger or growing family. The generous accommodation is arranged over two floors. The ground floor comprises a good sized entrance hall with storage cupboard, spacious and light filled living room which is dual aspect featuring a bay window and patio sliding doors to the rear garden, kitchen/breakfast room fitted with a comprehensive range of wall and floor cupboard units and a useful workshop/store with cloakroom/WC off. Stairs from the entrance hall lead to the first floor landing which provides access to a modern shower

room and three good sized bedrooms all with a built in wardrobe.

## OUTSIDE

Front: A dropped kerb provides vehicular access for ample off street parking. Established planting with lawn and hedge to part of the front boundary providing privacy. Timber gate to side access.

Rear: A generous size garden which has been split into two parts. A hard standing surface flows from the front driveway to the side and rear where you will find the garage and car port. A patio area then flows to an area of lawn with pathways and mature shrubbery. A fence with gate provides access to the second part of the garden which is laid to lawn.

## LOCATION

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

## HEATING & HOT WATER

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

## WINDOWS

Mainly UPVC double glazing.

## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	84
(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	

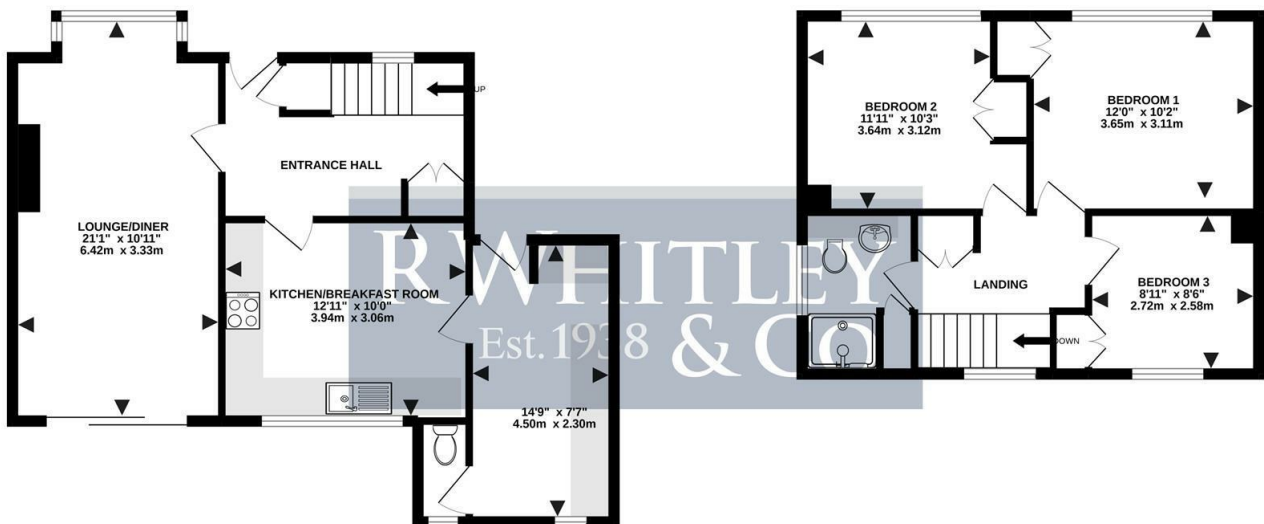






**GROUND FLOOR**  
585 sq.ft. (54.4 sq.m.) approx.

**FIRST FLOOR**  
442 sq.ft. (41.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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.  
Made with Metropix ©2022

# 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)

