

4

Frays Close
West Drayton
Middlesex
UB7 7PF

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £450,000



- SOLD BY R WHITLEY & CO.
- Staggered Terraced House
- Three Bedrooms
- Spacious Living Room
- Kitchen/Dining Room
- Three Generous Bedrooms
- First Floor Bathroom
- Integral Garage
- Parking
- No Upper Chain

DESCRIPTION

Situated in a favoured cul-de-sac just off 'Money Lane' which is close to 'The Green' and within The Conservation Area. A three bedroom staggered terraced house which offers easy flowing accommodation arranged over two floors and has been exceptionally well cared for and greatly improved over the years. To the ground floor there is an inviting entrance lobby, spacious living room with wood block flooring which flows to the a kitchen/diner fitted with a comprehensive range of stylish high gloss wall and floor cupboard units. The kitchen/dining space is the perfect area to entertain and enjoys fabulous views over the 'River Frays'. The integral garage makes for great storage and

could serve well as a workshop. Stairs from the living room lead to the first floor landing which provides access to a large principal bedroom with built in wardrobe, second double bedroom with built in wardrobe, third good sized bedroom and a well appointed bathroom.

OUTSIDE

Front: Blocked paved surface to park two cars. Up and over door to integral garage.
Rear: Sliding patio doors from the kitchen/diner lead to an area of decked surface perfect as a seating area in the summer months. Step down to slate chipped surface with well tended lawn beyond with flower borders. River frontage to the rear boundary creating a tranquil setting.

LOCATION

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

HEATING & HOT WATER

A gas fired boiler serves the radiator system (no radiator to bedroom 1). An electric immersion heater in hot water cylinder 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

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		62
(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 	

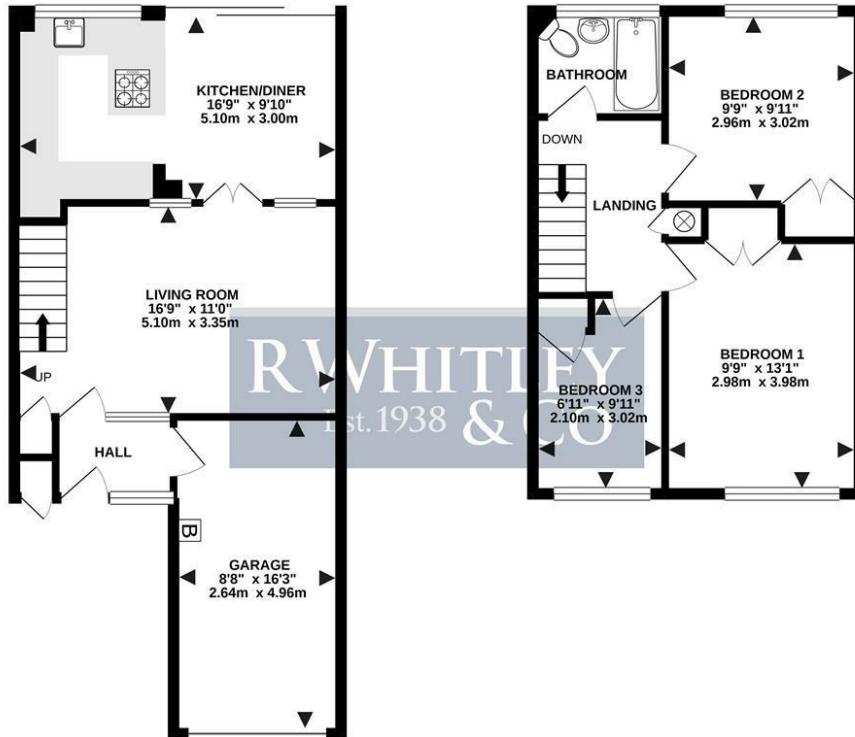






GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 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.
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