

42

Blackthorn Avenue  
West Drayton  
Middlesex  
UB7 9EX

RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £500,000



- SOLD BY R WHITLEY & CO
- Potential To Extend (Subject To Planning Permission)
- Three Bedrooms
- Living Room
- Kitchen/Breakfast Room
- First Floor Bathroom
- Large Rear Garden

## DESCRIPTION

Located in sought after 'Blackthorn Avenue'. A three bedroom semi-detached house which boasts space to extend (subject to planning permission) offering a wealth of potential for the larger or growing family looking to stamp their own mark. 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, kitchen/breakfast room fitted with a comprehensive range of wall and floor cupboard units and a useful utility room/store with cloakroom/WC off. Stairs from the entrance hall lead to the first floor landing which provides access to a shower room (currently set up for the disabled) and three good sized bedrooms all with a built in wardrobe.

## OUTSIDE

Front: A dropped kerb provides vehicular access for ample off street parking with adjacent area of lawn. Timber gate to side access.

Rear: A generous size rear garden with concrete pathway leading to the rear of the garden with lawn either side. Timber garden shed.

## LOCATION

Bus routes and local shops are just a short walk. The town centre of West Drayton with mainline railway station which benefits from The Elizabeth Line, 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 boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

## 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>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(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 	

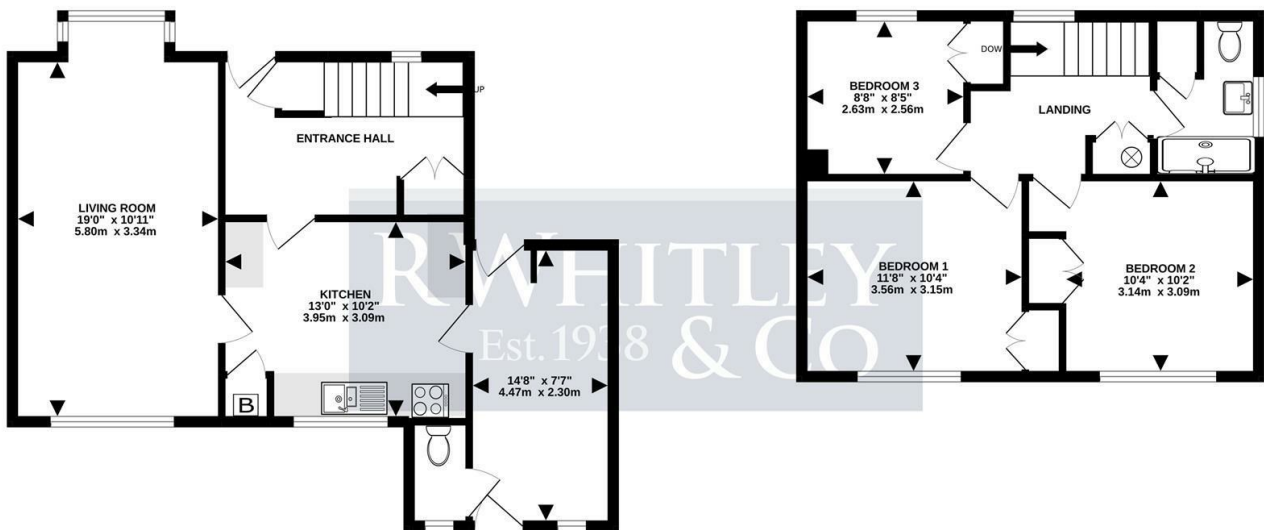






**GROUND FLOOR**  
593 sq.ft. (55.1 sq.m.) approx.

**FIRST FLOOR**  
447 sq.ft. (41.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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