126

Station Road West Drayton Middlesex UB7 7JS



Guide Price £700,000



DESCRIPTION

Situated within walking distance of the town centre. An extended detached property formally serving a well respected veterinary practice (to the lower level) with residential accommodation (to the upper level). The building boasts a wealth of potential to change its use or even to adapt, convert or develop making it an attractive prospective rental proposition, possible HMO investment or even conversion to flats or back to a family home (all subject to any necessary approval).

OUTSIDE

Front: Dropped kerb to tarmacadam surface with area of off street parking and leading to own drive to the rear car park.

Rear: Ample parking at the rear with fence and gate to area of lawn.

LOCATION

The town centre of West Drayton with mainline railway station which will benefit from Crossrail, bus routes, The Closes Park and The Green are all within a short walk. London Heathrow Airport, Hillingdon Hospital, Schools, the motorway network, Stockley Business Park and Uxbridge town centre are all conveniently nearby.

COUNCIL TAX & BUSINESS RATES

Council Tax: We understand that the current council tax band is E.

Business Rates: The rateable value is £14,500. Interested parties should check the rates payable with the local authority, London Borough of Hillingdon.

TENURE

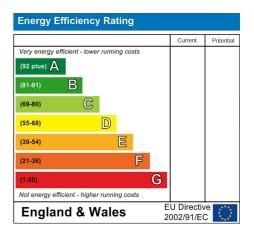
Freehold.

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

















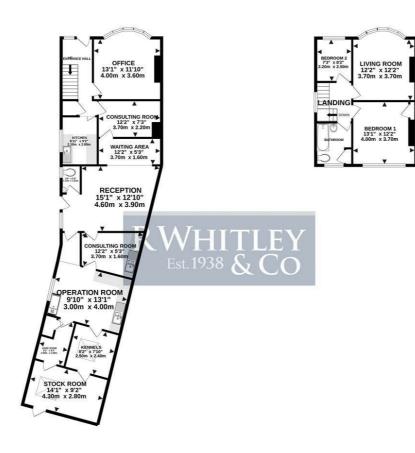








1ST FLOOR



GROUND FLOOR



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 | 01895 442711 | rwhitley.co.uk

