

126

Station Road
West Drayton
Middlesex
UB7 7JS

RWHITLEY
Est. 1938 & CO

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 tarmac 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 Cluses 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.

EPC C

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

1ST FLOOR



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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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