



# 18

Berberis Walk  
West Drayton  
Middlesex  
UB7 7TZ

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**RWHITLEY**  
Est. 1938 & CO

# Offers In Excess Of £375,000



- End Of Terraced House
- Requires Modernisation & Refurbishment
- Two Double Bedrooms
- Front & Rear Garden
- Dual Aspect Living Room
- Generous Main Bedroom
- No Upper Chain

## DESCRIPTION

Situated on the popular 'Wise Lane Estate' and available for sale with no upper chain. A two bedroom end of terrace house which offers a new owner the opportunity to modernise and refurbish to stamp their own mark. The property, which is conveniently located within a short walk of St Martin's Primary School, is well worthy of your early inspection and has good sized accommodation arranged over two floors. To the ground floor there is an entrance hall, spacious dual aspect living room, basic fitted kitchen and a utility room. Stairs from the entrance hall lead to the first floor landing which provides access to the generous main bedroom, second double bedroom and a bathroom.

## OUTSIDE

Front: A gate provides access to a concrete pathway leading to the front door. Laid to

lawn. Timber gate to side access.

Rear: Requires landscaping. Laid to lawn with established trees and planting towards the rear boundary which provide privacy.

## LOCATION

A local school, shopping parade and bus routes are just a short walk. The town centre of West Drayton (with mainline railway station benefiting from Crossrail) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

## HEATING & HOT WATER

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

## WINDOWS

UPVD double glazing.

## COUNCIL TAX BAND

We understand that the current council tax band is D.


## 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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 





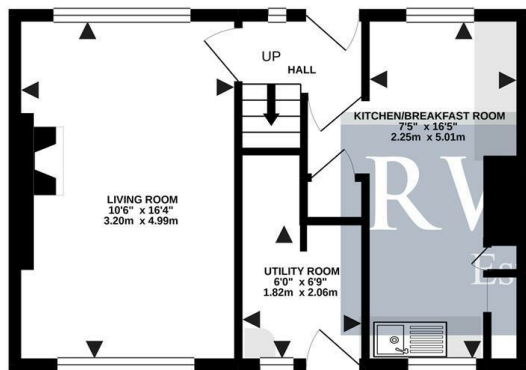




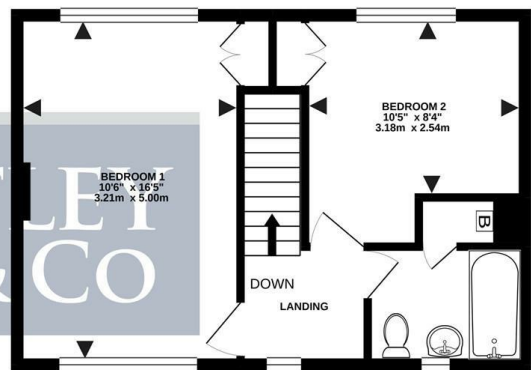




GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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