

23

Gordon Road
Yiewsley
Middlesex
UB7 8AH

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £550,000



- Extended Semi-Detached Family House
- Four Bedrooms
- Perfect For Those Working From Home
- En-Suite To Main Bedroom
- Study
- Kitchen/Breakfast Room
- Integral Garage
- Ample Parking
- Stunning Gardens

DESCRIPTION

Boasting a double storey side extension and single storey rear extension. This substantial and magnificent four bedroom semi-detached house features established gardens that cater for indoor/outdoor living and presents a palatial design promising a lifestyle sought after by many families. To the ground floor the accommodation has been thoughtfully planned out to suit day to day living, entertaining and all importantly, given recent times, practicality for those working from home. On entering the property you walk into a most inviting entrance hall with cloakroom/WC and ample storage. The through living/dining room has a true feeling of luxury and features an imposing bay window to the front aspect and french doors to the rear which open out onto an area of decking perfect for alfresco dining. The kitchen/breakfast room is fitted with a comprehensive range of wood effect wall and floor cupboard units and has sliding patio doors to the decking previously mentioned. For those working from home there is a great sized office just off the kitchen. Stairs from the entrance hall lead to the first floor landing which was cleverly enlarged when the vendors extended the property as they didn't want this space to be compromised. At first floor level you will not be

disappointed with what's on offer which includes a main bedroom with sleek fitted wardrobes and a beautiful en-suite shower room, second light filled double bedroom with bay window, third double bedroom, fourth single bedroom currently set up as a second study and a family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved surface to park three cars and leads to the integral garage with up and over door. Well stocked borders. Timber gate to side access.

Rear: Steps down from a decked area lead to a generous patio perfect for entertaining and lawn with raised circular brick paved feature. Array of incredible planting to the borders and steps down to a gravelled surface with timber summerhouse which would make the ideal hobby room.

LOCATION

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

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

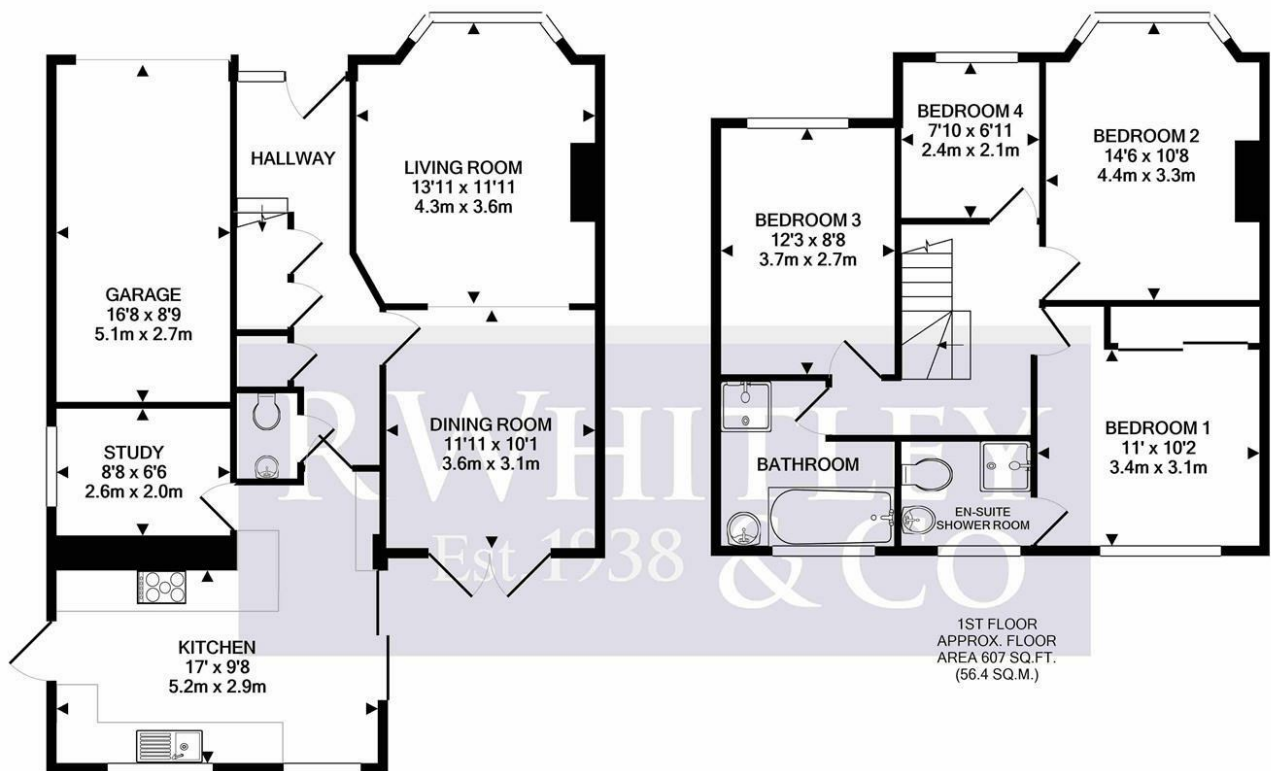
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Energy Efficiency Rating

	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
APPROX. FLOOR
AREA 785 SQ.FT.
(72.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1392 SQ.FT. (129.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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