

128

Wraysbury Drive
West Drayton
Middlesex
UB7 7FR

RWHITLEY
Est. 1938 & CO

Offers In The Region Of £800,000



- SOLD BY R WHITLEY & CO
- Entrance Hall With Illuminated Under Stairs Storage
- Multiple TV & Cabled Network Points
- Stereo Bluetooth Speaker System To Kitchen/Breakfast Room
- Living Room With Surround Sound Speaker System
- Principal Bedroom With Dressing Room & En-Suite
- Parking
- Landscaped South Facing Rear Garden
- External CCTV & Alarm System
- Solar Panels To Roof

DESCRIPTION

Offering modern and luxury readymade comfort within the highly desirable Wraysbury Drive. This instantly appealing and rarely available home provides plenty of space over three levels making it perfect for the larger or growing family. As soon as you enter the house you are hit with a welcoming feel and are instantly drawn to the tastefully presented living room which is dual aspect and boasts a cinema surround sound speaker system built into the ceiling making it the perfect room to enjoy duvet days with the family. The kitchen/breakfast room is beautifully appointed with high quality wall and floor cupboard units with granite worksurfaces which add a touch of class. There is a utility room off the kitchen with door to the integral garage. The dining room is front aspect and is a wonderful room to entertain friends and family. The study is a 'must' in the current times and has CAT5e ethernet network for the master router with subsequent cabled network connections delivering cable internet to numerous rooms in the house. There is also a cloakroom/WC off the hall.

Stairs from the entrance hall lead to the first floor landing where you will find the principal bedroom with walk in wardrobe and en-suite, a further double bedroom with en-suite, further bedroom currently set up as a music room and a family bathroom.

Stairs from the first floor landing lead to the second floor where you will find two further spacious bedrooms and a bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved surface to park a car and leads to the integral garage with up and over door. Pathway leading to the front door with attractive gravelled surface for easy maintenance with established trees and bushes.

Rear: The south facing rear garden is the vendors pride and joy and has been carefully landscaped boasting an extensive paved terrace perfect for entertaining in the summer months. The paving extends to a outdoor cooking area with veneered stone panels and polished concrete counters. There is space for a tandoor oven, bbq and pizza oven. Well tended lawn, pond and water feature, garden swing, cedar timber gazebo and outdoor lighting.

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 boiler serves the radiator system and provides the domestic hot water. Back-up electric immersion heater in a 'Megaflo' hot water cylinder.

WINDOWS

UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is F.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

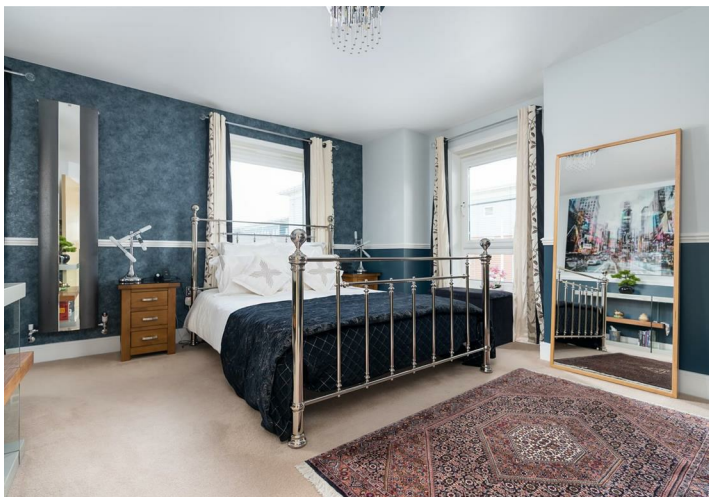
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

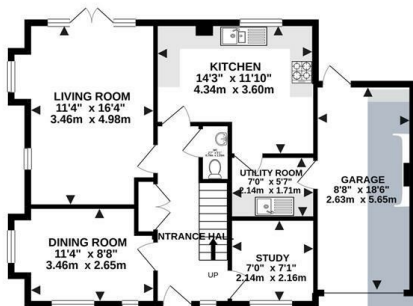
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



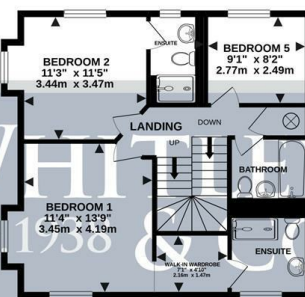




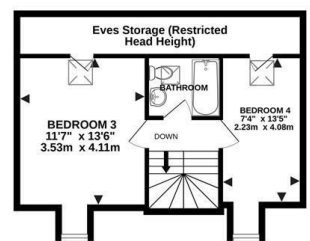
GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



2ND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA INCLUDES GARAGE AND EVES STORAGE ON 2ND FLOOR

TOTAL FLOOR AREA: 1906 sq.ft. (177.1 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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