

59

Money Lane  
West Drayton  
UB7 7NX

**RWHITLEY**  
Est. 1938 & CO

# Guide Price £700,000



- Attractive Detached House
- Riverside Location
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Generous Principal Bedroom
- Gas Central Heating
- Driveway
- Walking Distance to Town Centre/Elizabeth Line
- No Onward Chain

#### DESCRIPTION

Enjoying a convenient location within easy walking distance of West Drayton town centre with its Elizabeth Line. This handsome three bedroom detached cottage enjoys a delightful riverside location and is offered to market with no onward chain complications. Any prospective purchaser will be impressed with the hub of the home which is the spacious light filled dual aspect reception space comprising a generous living area which has a wide opening to a stunning dining room perfect for formal entertaining. The kitchen, with stable door, is fitted with a comprehensive range of country style wall and floor cupboard units. The ground floor

accommodation is completed with a downstairs WC. Stairs from the entrance hallway lead to the first floor landing which provides access to the dual aspect principal bedroom, two further bedrooms and family bathroom with classic white suite.

#### OUTSIDE

Front: A dropped kerb provides access to an extensive block paved surface, providing tandem parking for two vehicles. Concrete pathway leading to the front door.  
Rear: Sliding patio doors from the dining room lead out to a raised block paved terrace with steps down to a block paved pathway with extensive lawn beyond. River frontage.

#### LOCATION

The town centre of Yiewsley and West Drayton with Elizabeth Line station, bus routes and schools are all within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and the town centre of Uxbridge are all within easy motoring distance.

#### HEATING & HOT WATER

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

#### COUNCIL TAX BAND

We understand that the current council tax band is E.

#### SERVICES

Mains gas, electricity, water and drainage.

#### TENURE

Freehold.

#### VIEWINGS

Strictly by appointment with R Whitley & Co.

#### Energy Efficiency Rating

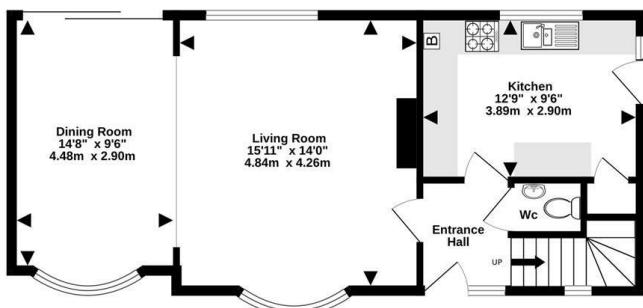
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



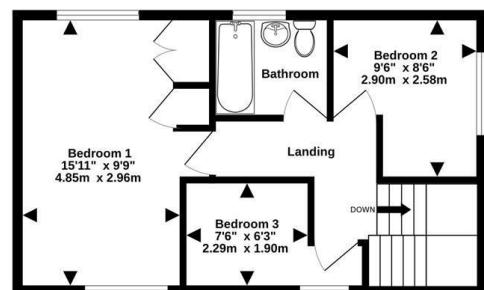




GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



FIRST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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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# R WHITLEY

Est. 1938 & Co

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