

79

Coleridge Way  
West Drayton  
Middlesex  
UB7 9HS

RWHITLEY  
Est. 1938 & CO

# Guide Price £390,000



- SOLD BY R WHITLEY & CO.
- End Of Terraced House
- Two Double Bedrooms
- Fitted Kitchen
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Own Driveway
- Rear Garden
- No Upper Chain

## DESCRIPTION

Offered to market with the benefit of no onward chain complications. This two double bedroom end of terrace house has a wealth of potential to modernise and refurbish to stamp your own mark and is located within easy reach of bus routes, schools and London Heathrow Airport. Boasting well planned easy flowing accommodation of circa 847 sq ft the property comprises a porch, inviting entrance hall, kitchen fitted with a comprehensive range of wall and floor cupboard units, spacious dual aspect living room with bay window, large principal bedroom with built in wardrobes and a deep walk in cupboard, second double bedroom also with built in wardrobe and a bathroom.

## OUTSIDE

Front: A dropped kerb provides access to ornamental iron gates opening to concrete driveway and gravelled area with low level brick wall boundary.

Rear: Mainly artificial lawn with concrete pathway leading to the rear of the garden. Brick built store.

Note: A right of way runs immediately to the rear of the property.

## LOCATION

Schools and bus routes are just a short walk. The town centre of West Drayton (mainline railway station which will benefit from The Elizabeth Line), town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport are all within easy motoring distance.

## WINDOWS

UPVC double glazing.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage.

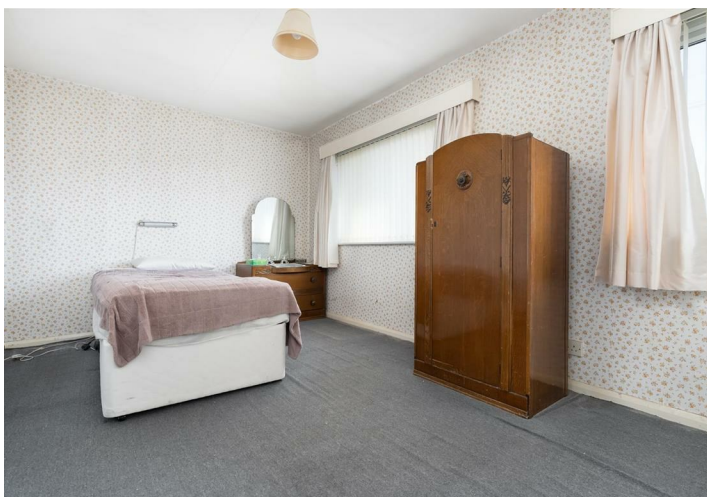
## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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	

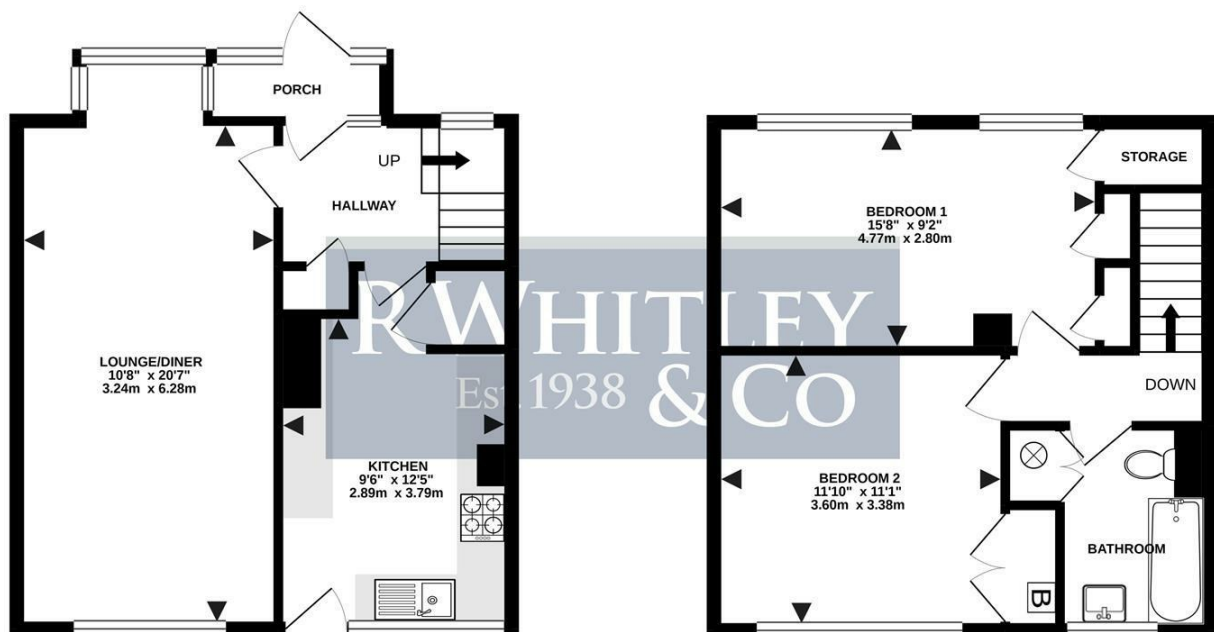






GROUND FLOOR  
439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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# RWHITLEY Est. 1938 & CO

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