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Tavistock Road  
West Drayton  
Middlesex  
UB7 7QY

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RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £475,000



## • SOLD BY R WHITLEY & CO

- Own Garage
- End Terraced House
- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Ground Floor WC
- Central Location
- No Upper Chain

## DESCRIPTION

A three bedroom end terraced house which boasts a 'walk-to-everywhere' address and would make the perfect choice for those commuting to London given the mainline railway station which is soon to benefit from the Elizabeth line is just a short walk away. The property has well planned accommodation comprising an inviting entrance hall with cloakroom/WC, 13ft by 9ft 10 front aspect living room, kitchen/dining room which is fitted with a comprehensive and stylish range of wall and floor cupboard units, spacious principal bedroom with high ceiling giving a great feeling of space, second double bedroom, third single bedroom and a family bathroom.

## OUTSIDE

Front: Low level brick wall boundary with small opening leading to a paved pathway leading to the front door.

Rear: French doors from the kitchen/diner lead out onto the rear garden with paved pathway leading to two areas of lawn, the garage and a seating area. Garage with up and over door.

## LOCATION

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

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## HEATING & HOT WATER

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

## WINDOWS

Mainly UPVC double glazing.

## 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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









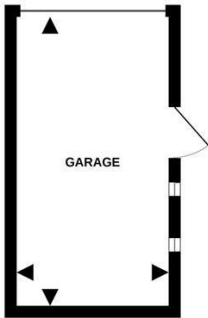
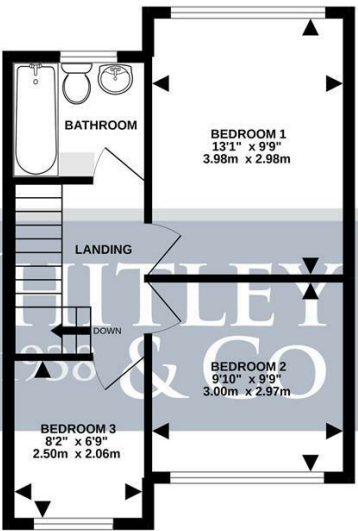
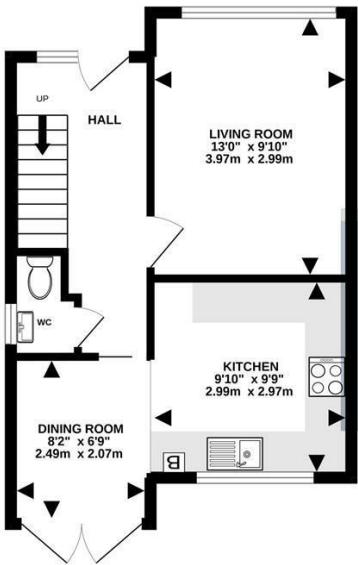




GROUND FLOOR  
379 sq. ft. (35.2 sq.m.) approx.

FIRST FLOOR  
379 sq. ft. (35.2 sq.m.) approx.

GARAGE



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 758sq.ft. (70.4 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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