

30

West Road  
West Drayton  
Middlesex  
UB7 9LG

**RWHITLEY**  
Est. 1938 & CO

# Guide Price £450,000



- 3 Bed End-Of-Terrace House
- Living Room
- Kitchen
- Shower Room
- Driveway
- Garage
- Gas Central Heating
- No Onward Chain

#### DESCRIPTION

This three bedroom end-of-terrace house requires modernisation and refurbishment to unlock its full potential. Located within a mile's walk of the Elizabeth Line and sold with no onward chain complications, the accommodation comprises a 16'5" x 11'2" dual aspect living room, fitted kitchen, downstairs shower room and separate WC. Stairs from the entrance hallway lead to the first floor landing which provides access to the generous dual aspect 16'5" x 8'7" principal bedroom, second double bedroom and sensibly sized third bedroom.

#### OUTSIDE:

Front: A dropped kerb provides access through an opening in a low level brick wall to crazy paved driveway which extends down the side of the property and to a detached

garage with up and over door.  
Rear: Crazy paved patio. Balance laid to lawn.

#### LOCATION

West Road is located approximately 1 mile from West Drayton town centre with Elizabeth Line station. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre 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

Mainly double glazed sealed unit windows (except front door and garage).

#### COUNCIL TAX

We understand that the current council tax band is XXX.

#### SERVICES

Mains gas, electricity, water and drainage.

#### TENURE

Freehold.

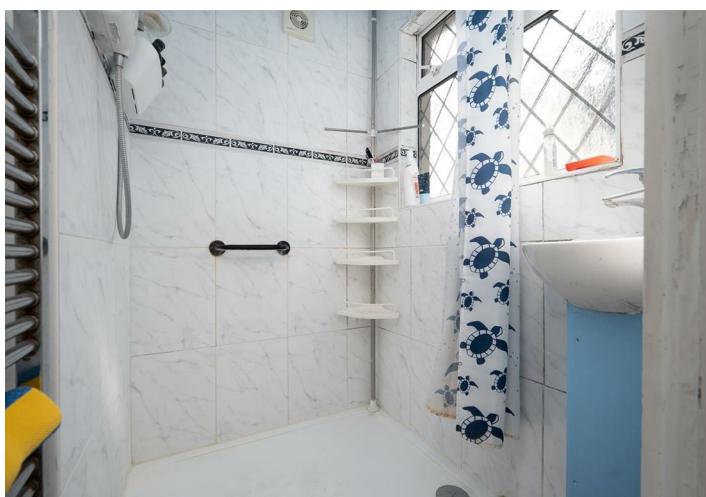
#### VIEWINGS

Strictly by appointment with R Whitley & Co.

#### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         | 87        |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  | 62                      |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



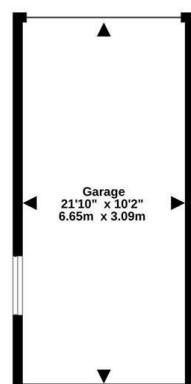
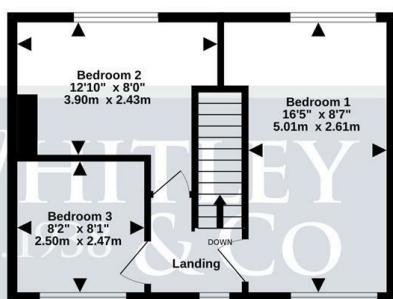
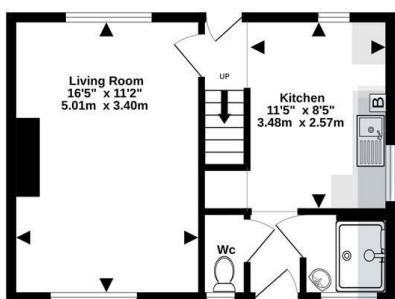




GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.

FIRST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.

GARAGE  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA: 718sq.ft. (66.7 sq.m.) approx.

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

Made with Metropix ©2025

---

# R WHITLEY

Est. 1938 & CO

Every care has been taken with the preparation of these brochures, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, fittings and appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and floor plans are for general guidance only and are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

