

64

Lavender Rise  
West Drayton  
Middlesex  
UB7 9AP

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RWHITLEY  
Est. 1938 & CO



# Offers In Excess Of £325,000



- SOLD BY R WHITLEY & CO
- Terraced House
- Two Double Bedrooms
- Requires Modernisation
- Gas Central Heating
- Dual Aspect Living Room
- Kitchen/Breakfast Room
- Rear Garden
- No Upper Chain

## DESCRIPTION

Boasting generous room sizes and a wealth of potential to modernise and refurbish to create a desirable home in a convenient location. A two bedroom terraced house which has been a family house for over 60 years. Your early inspection is recommended of the well planned accommodation which is arranged over two floors which includes an entrance hall with stairs to the first floor, spacious living room with french doors to the rear garden, kitchen fitted with a basic range of units, two double bedrooms (the master could be adapted to create a three bedroom house) and a first floor family bathroom.

## OUTSIDE

Front: Shared pedestrian pathway. Planting border.

Rear: Good sized garden which requires landscaping. Useful brick store.

## LOCATION

Bus routes and local shops are just a short walk. The town centre of West Drayton (mainline railway station with Crossrail from 2019), town centre of Uxbridge, Stockley Business Park, the motorway network and London Heathrow Airport 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 D.

## SERVICES

Mains gas, electricity, water and drainage.


## TENURE

Freehold.

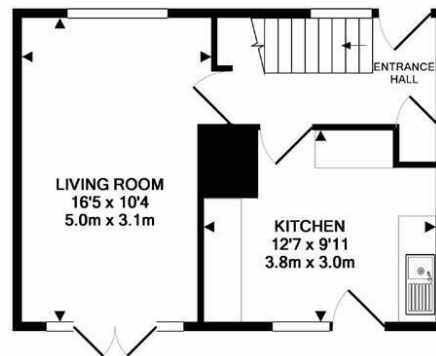
## VIEWINGS

Strictly by appointment with R Whitley & Co.

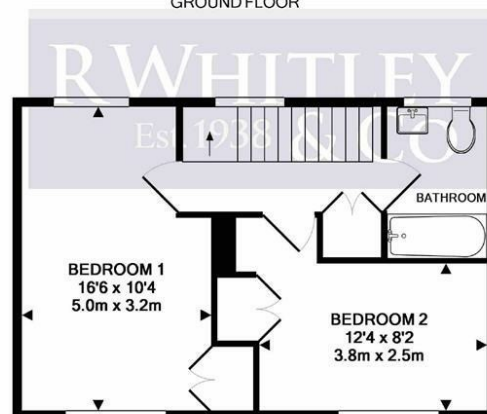
## Energy Efficiency Rating

|   | Current   | Potential   |
|---|-----------|---|
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>86</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            | <b>68</b> |   |
| (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



1ST FLOOR

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