

The Green  
West Drayton  
Middlesex  
UB7 7PQ

*A Charming Detached Chalet  
Bungalow With Fabulous  
Views Over 'The Green'*

RWHITLEY  
Est. 1938 & CO

# Guide Price £595,000



- Detached Chalet Bungalow
- Impressive Outlook Over 'The Green'
- Ample Parking With Gated Entrance
- Gas Central Heating
- Mainly Double Glazing
- Working Fire With Stunning Surround To Living Room

## DESCRIPTION

Located in a prime location to take advantage of fabulous views over 'The Green' and situated within The Conservation Area. This charming 1930's 2/3 Bedroom Detached Chalet Bungalow with double bay to front elevation has just over 1000 sq ft of easy flowing accommodation arranged over two floors and has been tastefully modernised and refurbished to a high standard. The town centre is just a short walk with mainline railway station which will benefit from Crossrail from 2019. Your early inspection is recommended of the well planned accommodation which comprises of an inviting entrance hall with attractive oak effect laminate flooring which flows to all of the ground floor rooms, good sized living room with stunning working fire with attractive period style surround, spacious dining room with brick surround fireplace and french doors opening out onto an extensive decked entertainers terrace, kitchen fitted with a modern range of handleless white gloss wall and floor cupboard units with oak worksurfaces and a third double bedroom which is currently used as a study. Stairs from the entrance hall lead to the first floor landing which provides access to a large master bedroom with far reaching views, second double bedroom and a luxury bathroom

with white suite and separate shower enclosure.

## OUTSIDE

Front: A dropped kerb provides vehicular access to wide gated entrance with gravelled surface beyond providing good parking for at least four motor cars. A paved path to the side of the property leads to the entrance door and door to side access.

Rear: Extensive decked surface with step down to lawn with attractive planting and trees. Timber garden shed.

## LOCATION

The town centre of Yiewsley and West Drayton (with mainline railway station (Crossrail from 2019), bus routes and schools are all within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and the town centres of Uxbridge are all within easy motoring distance.

## HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in factory insulated hot water cylinder.

## WINDOWS

Mainly white UPVC double glazed sealed unit windows.

## COUNCIL TAX BAND

We understand that the current council tax band is F.

## 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





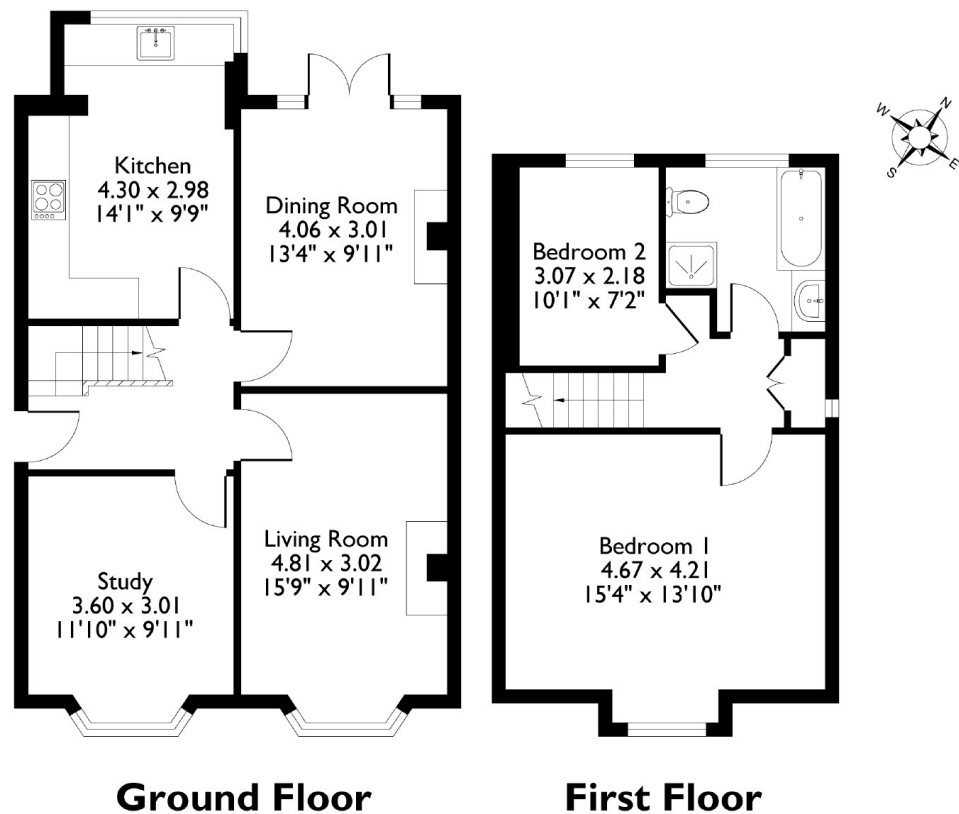








NOT TO SCALE



**28a The Green**

Approximate Floor Area  
House 93.02 sq m - 1001 sq ft  
(Gross Internal Area)

This plan is for illustration purposes only.

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