Cherry Orchard
West Drayton
Middlesex
UB7 7JR

'A 1930's Family Home With A Wealth Of Potential'

R WHITLEY
Est. 1938 & CO

Guide Price £465,000

- Potential To Extend (STPP)
- Semi-Detached House
- Three Bedrooms
- Requires Modernisation & Refurbishment
- Two Reception Rooms
- Detached Garage
- Cul-De-Sac Location

DESCRIPTION
POTENTIAL TO EXTEND TO THE SIDE (subject to planning permission). Nestled in a cul-de-sac location in much sought after 'Cherry Orchard' which is just a short walk to the town centre with mainline railway station which will benefit from The Elizabeth Line from 2019. A 1930's built bay fronted three bedroom semi-detached house which requires extensive modernisation and refurbishment which once complete would create a superior family home. The accommodation is arranged over two floors and comprises an entrance hall, living room with imposing bay window, dining room with french doors to the rear garden, kitchen, three good sized bedrooms (two doubles and one single) and a first floor bathroom with separate W.C.

OUTSIDE
Front: A dropped kerb provides vehicular access to the shared driveway leading to timber gates to the side vehicular access. Low level brick wall to both side boundaries and the front boundary with small opening providing access to a concrete pathway leading to the front door. Lawn with established planting and hedge to front boundary.
Rear: Timber gates provide vehicular access to a concrete drive/parking leading to the detached garage with up and over door. Concrete path which leads to the rear of the garden. Lawn with established and mature planting.

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

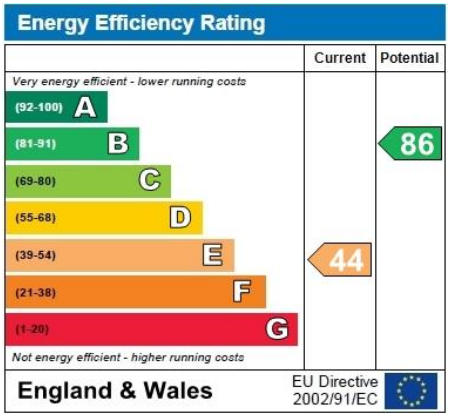
HEATING & HOT WATER
A gas fired boiler serves the radiator system. Electric immersion heater in hot water cylinder provides the domestic hot water.

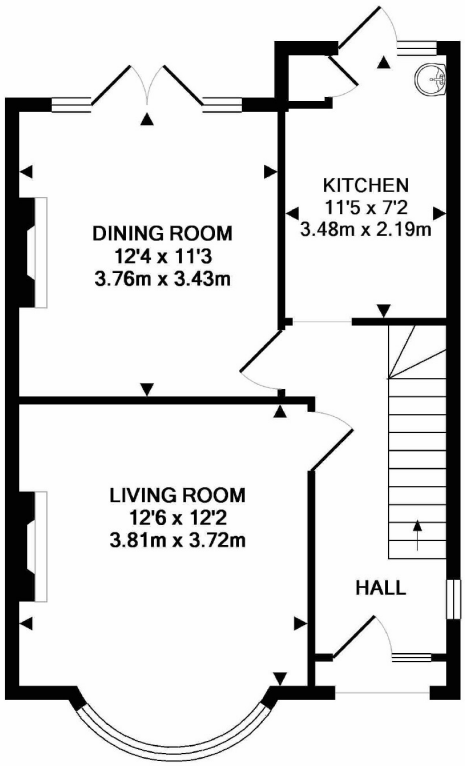
COUNCIL TAX BAND
We understand that the current council tax band is D.

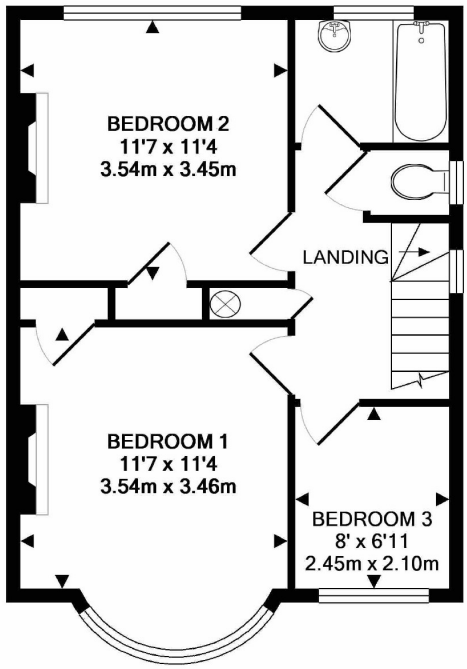
SERVICES
Mains gas, electricity, water and drainage.

TENURE
Freehold.

VIEWINGS
Strictly by appointment with R Whitley & Co.







GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.2 SQ.M.)

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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