

Blossom Way
West Drayton
Middlesex
UB7 9HF

*'Beautifully Presented
Family Home'*

RWHITLEY
Est. 1938 & CO

Guide Price £485,000



- Semi-Detached House
- Three Bedrooms
- Through Living/Dining Room
- Conservatory
- Gas Central Heating
- Double Glazing
- Garage
- Parking

DESCRIPTION

Stylish interiors, smart modern finishes and a great location are the hallmarks of this 1950's built Upjohn three bedroom semi-detached family house. The present vendors have a real flare for design and have created a tastefully presented home well worthy of your early inspection. The ground floor living space is the perfect hub to entertain and boasts a living room with fireplace, fabulous dining room and a conservatory with a bar making it the ideal space to socialise with friends and family. The kitchen is fitted with a range of wood effect wall and floor cupboard units with granite effect laminate worksurfaces. Stairs from the entrance hall lead to the first floor landing which provides access to the beautifully presented master bedroom which has fitted wardrobes, second double bedroom also with fitted wardrobes, third bedroom currently set up as an office and a large family bathroom with roll top bath and separate shower enclosure.

OUTSIDE

Front: A dropped kerb provides vehicular access via a shared driveway which leads to a tarmacadam surface to park two motor cars. Ornamental iron gates to shared driveway

which leads to a further parking space and the garage.

Rear: Block paved surface with step up to area laid to lawn. Fish pond with canopy.

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 boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

WINDOWS

White UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

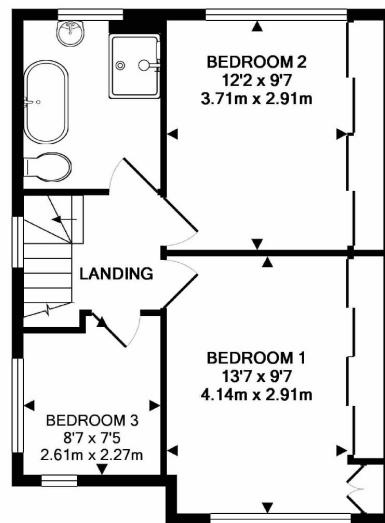
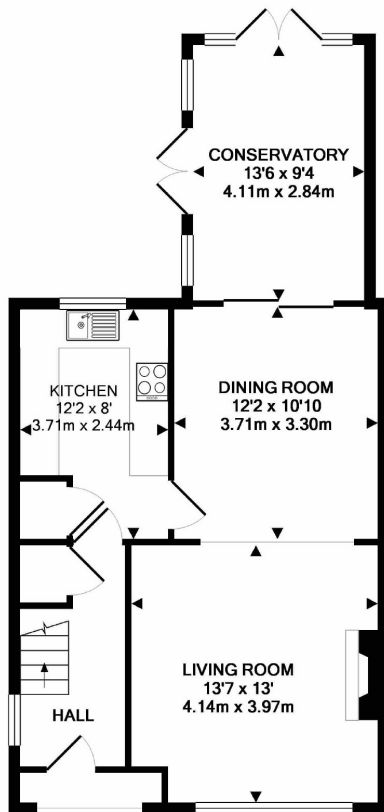
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1081 SQ.FT. (100.4 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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