

Lavender Rise  
West Drayton  
Middlesex  
UB7 9AP

*'A Greatly Improved &  
Modernised Family Home'*

**RWHITLEY**  
Est. 1938 & CO

Guide Price £425,000



- End Of Terraced House
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Greatly Improved and Upgraded
- Fitted Kitchen
- First Floor Bathroom
- Parking

#### DESCRIPTION

Having been subject to extensive upgrading and modernisation in recent years this three bedroom end of terraced house makes an ideal family home and is situated in a well regarded residential location within easy reach of Stockley Business Park & London Heathrow Airport. Your early inspection is recommended of the well presented accommodation which is arranged over two floors. To the ground floor there is an entrance hall with aged oak effect laminate flooring which flows to the spacious and stylish living/dining room featuring a bay window and french doors to the rear garden, kitchen/breakfast room fitted with a comprehensive range of wood effect wall and floor cupboard units and an occasional room which has an en-suite and a dressing area. Stairs from the entrance hall lead to the first floor landing which provides access to three good sized bedrooms and the family bathroom.

#### OUTSIDE

Front: A dropped kerb provides vehicular access to an area of concrete surface to park two motor cars in tandem. Lawn with a established hedge located close to the house which provides privacy. Pathway leading to the

front door.

Rear: Extensive raised decked area with step down to concrete pathway leading to the rear of the garden with two timber garden sheds. Laid to lawn with mainly fenced boundaries.

#### LOCATION

Lavender Rise is situated about 1 mile from town centre with mainline railway station (Crossrail from 2019). 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

White UPVC double glazing.

#### COUNCIL TAX BAND

We understand that the current council tax band is C.

#### SERVICES

Mains gas, electricity, water and drainage.

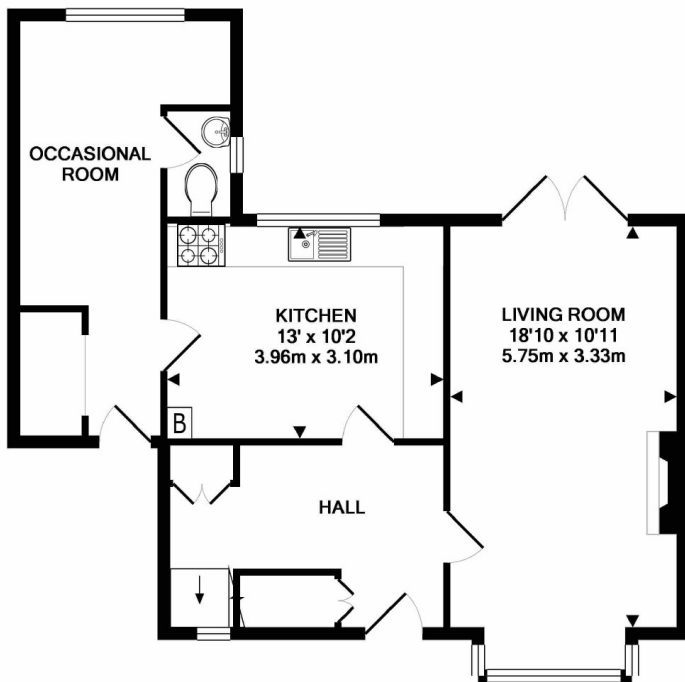
#### TENURE

Freehold.

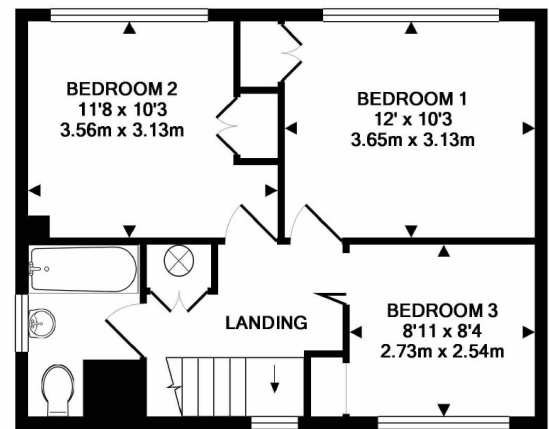
#### VIEWINGS

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>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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  
APPROX. FLOOR  
AREA 632 SQ.FT.  
(58.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 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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