

Ruffle Close
West Drayton
Middlesex
UB7 9BP

*'Terraced House Nestled In
A Cul-De-Sac'*

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £400,000



- Terraced House
- Two Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- First Floor Shower Room
- Fitted Wardrobes To Both Bedrooms
- Easy Maintenance Rear Garden
- Allocated Parking

DESCRIPTION

Nestled in a sought after cul-de-sac within easy reach of the mainline railway station which will benefit from Crossrail. A two bedroom terraced house built by Wimpey Homes with well planned accommodation arranged over two floors. The ground floor boasts an entrance hall, cloakroom/WC, good sized and beautifully presented living room with french doors opening out to an easy maintenance rear garden and a kitchen fitted with a comprehensive 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 a generous master bedroom and sensibly sized second bedroom both of which have fitted wardrobes. The well appointed luxury shower room has a large shower enclosure and attractive tiling.

OUTSIDE

Front: Laid to lawn with pathway leading to the front door.

Rear: Extensive terrace with gravelled surface beyond with stepping stones leading to a further terrace at the rear of the garden.

LOCATION

West Drayton town centre with mainline railway station (Crossrail from 2019), shops and bus routes, is just a short walk. London Heathrow Airport, the motorway network, Stockley Business Park and the town centre of Uxbridge 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 glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the council tax band is D.

SERVICES

Mains gas, electricity, water and drainage (with the exception of the run from the house to the mains drainage).

TENURE

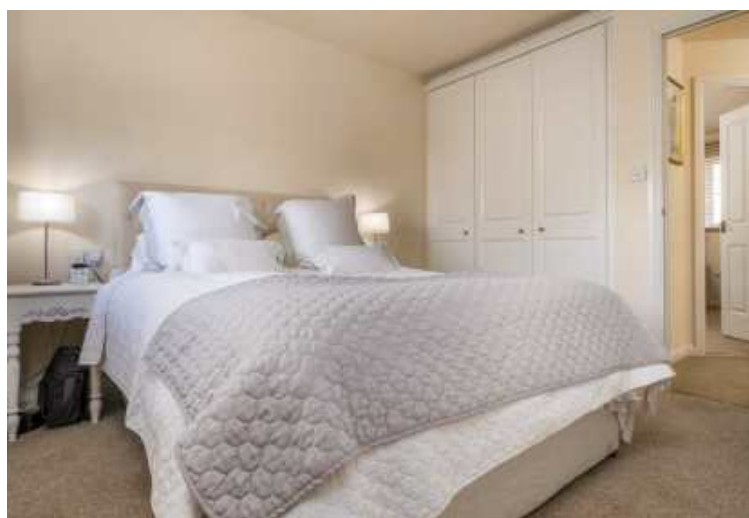
Freehold.

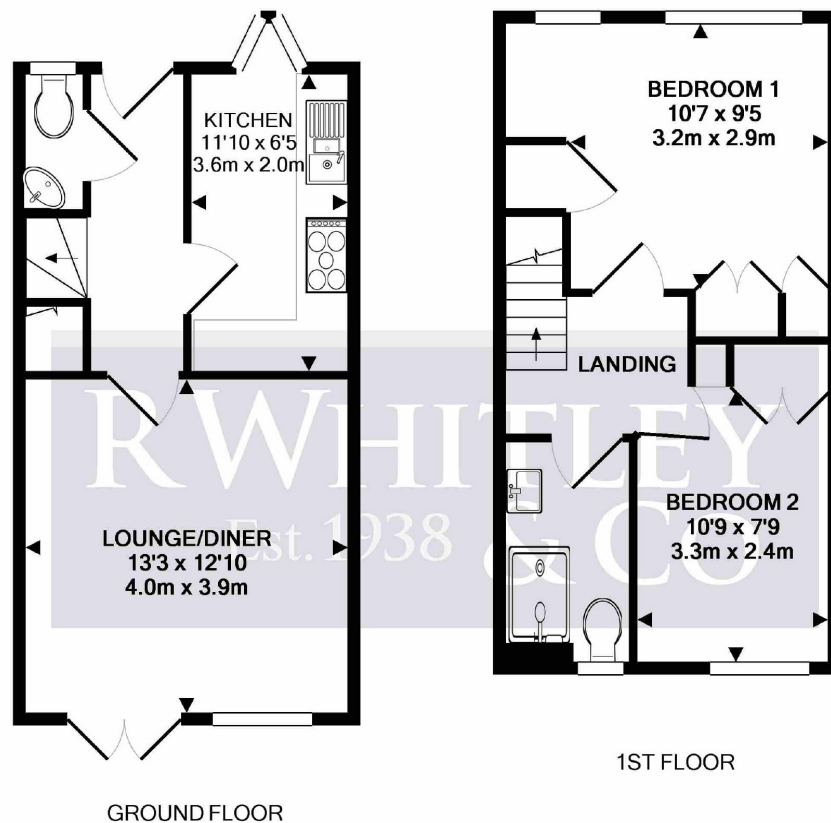
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







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
Made with Metropix ©2019

RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

