



Swan Road West Drayton Middlesex UB7

No Upper Chain

- Semi-Detached House • Three Bedrooms • Two Reception Rooms • Gas Central Heating • Double Glazing • Fitted Kitchen • First Floor Bathroom • No Upper Chain •

RWHITLEY
Est.1938 & CO

Guide Price £450,000

DESCRIPTION

Situated in sought after 'Swan Road' which is within easy walking distance of the town centre with mainline railway station which will benefit from Crossrail. A three bedroom semi-detached house which requires modernisation and refurbishment to unlock its full potential. The accommodation comprises an entrance hall, 13ft5 by 11ft5 living room, front aspect dining room with bay window, kitchen fitted with a range of wood effect wall and floor cupboard units, sun room (which is dilapidated), three good sized bedrooms and a first floor family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to an area to park a motor car. Requires landscaping. Shared side access.
Rear: Generous family sized garden which requires landscaping.

LOCATION

The town centre of West Drayton with mainline railway station (which will benefit from Crossrail), 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 combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

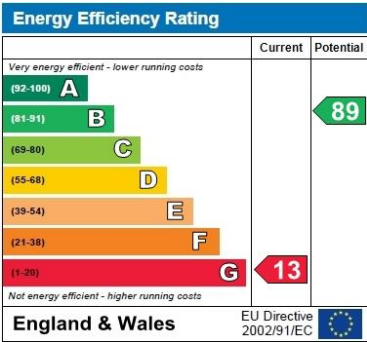
Mains gas, electricity, water and drainage.

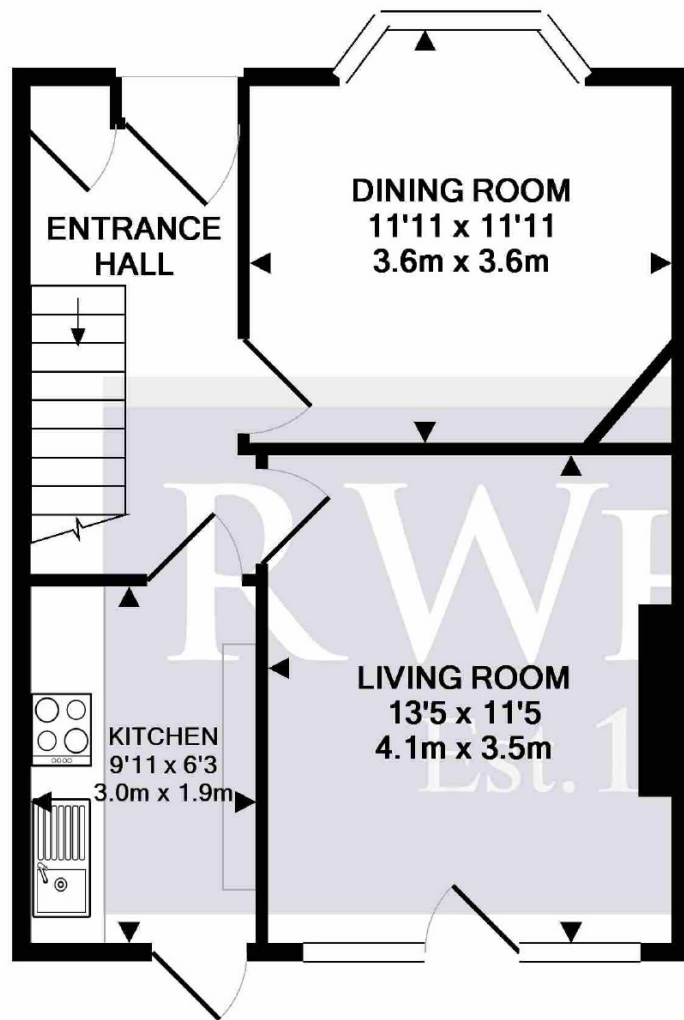
TENURE

Freehold.

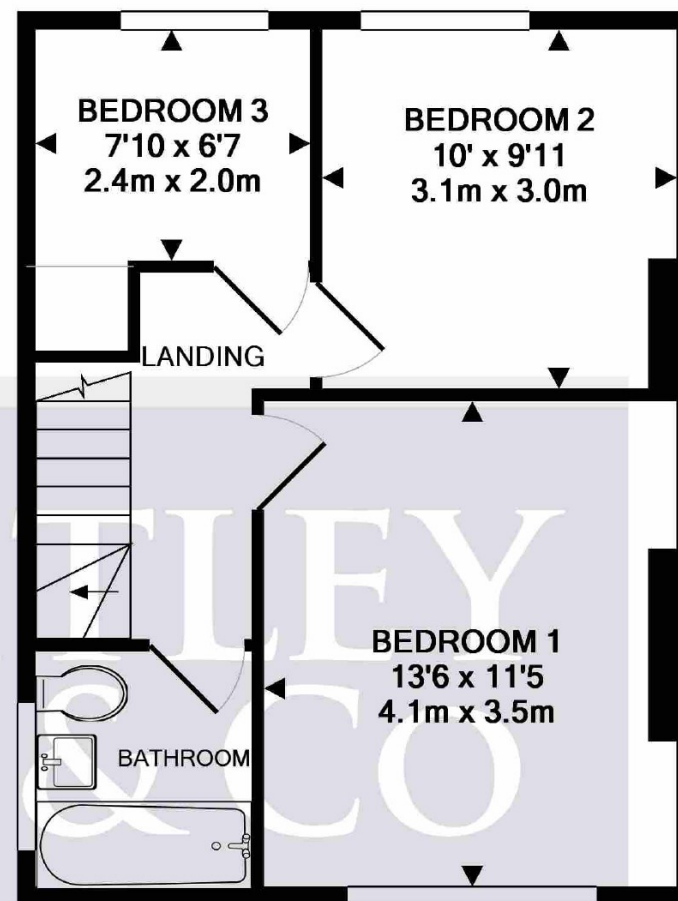
VIEWINGS

Strictly by appointment with R Whitley & Co.



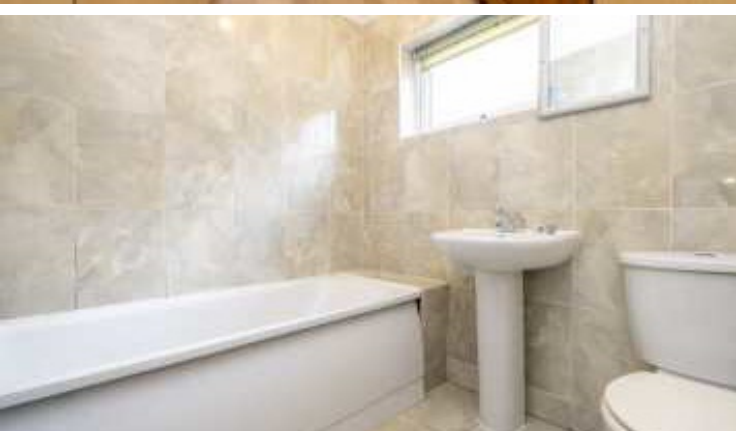


GROUND FLOOR



1ST FLOOR

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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