

# 12

Bagley Close  
West Drayton  
Middlesex  
UB7 7PZ

*'Nestled In A Sought After  
Cul-De-Sac'*

RWHITLEY  
Est. 1938 & CO

# Guide Price £525,000



- 1920's Detached Bungalow
- Requires Modernisation
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- Garage
- Own Drive/Parking
- No Upper Chain

## DESCRIPTION

Nestled in a popular cul-de-sac within walking distance of the town centre with mainline railway station (Crossrail from 2019). A 1920's Detached Bungalow which has been extremely well cared for over the years and would benefit from modernisation to unlock its full potential. The well planned accommodation includes an entrance hall, light filled dining room with patio doors to the rear garden and an opening to the kitchen fitted with a range of wall and floor cupboard units with wood effect laminate worksurfaces, spacious living room with attractive fireplace, spacious master bedroom with a range of fitted wardrobes, second double bedroom and a shower room ideal for the disabled.

## OUTSIDE

Front: A dropped kerb provides vehicular access to an opening with ornamental iron gates leading to an extensive area of block paving to park several motor cars in tandem. Laid to lawn with planting borders. Detached garage with double doors.

Rear: Crazy paved pathways leading to different

areas of the garden, laid to lawn with an array of well stocked planting borders, timber greenhouse. There is side access to both sides of the bungalow both of which have an ornamental iron gate.

## LOCATION

Set in a popular residential cul-de-sac within the Conservation Area. The town centre of West Drayton with mainline railway station (Crossrail from 2019), range of independent shops, bus routes and supermarkets is within walking distance. The town centre of Uxbridge, the motorway network, Stockley Business Park 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

Double glazing.

## COUNCIL TAX BAND

We understand that the current council tax band is E.

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

Freehold.

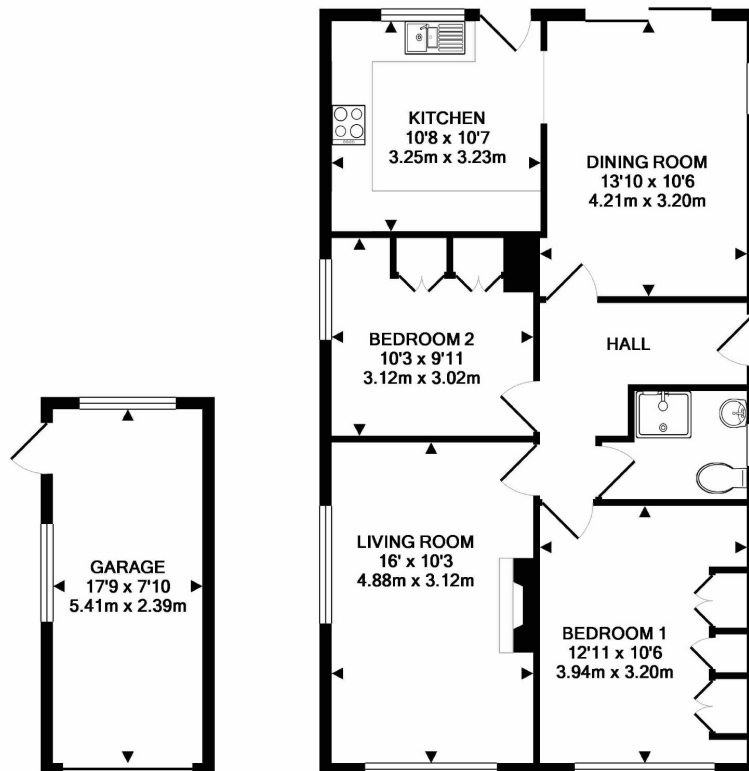
## VIEWINGS

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>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







OUTBUILDING  
APPROX. FLOOR  
AREA 139 SQ.FT.  
(12.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 755 SQ.FT.  
(70.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.1 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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