

Byron Way
West Drayton
Middlesex
UB7 9JD

'Spacious Town House'

RWHITLEY
Est. 1938 & CO

Guide Price £415,000



- End Of Terraced Town House
- 3/4 Bedrooms
- Gas Central Heating
- Kitchen/Breakfast Room
- Good Sized Living Area
- Parking
- Rear Garden With Timber Outbuilding

DESCRIPTION

Ideal for those looking for a home that would meet the needs of the larger or growing family. A 3/4 Bedroom End Of Terraced Town House with accommodation laid out over three levels. The ground floor comprises of an entrance hall with cloakroom/WC off, fabulous kitchen/diner fitted with comprehensive range of wall and floor cupboard units and a versatile room which, depending on a buyers preference, could be used as a fourth bedroom, study or playroom. Stairs from the entrance hall lead to the first floor which has a good sized living area and a large double bedroom. Stairs from the living area lead to the second floor landing which provides access to the well appointed family bathroom and two impressive double bedrooms.

OUTSIDE

Front: A dropped kerb provides vehicular access to hard standing surface to park a motor car.

Rear: Extensive patio with timber outbuilding with power and lighting. NOTE: There is a right of way which runs immediately to the rear of the property.

LOCATION

Schools and bus routes are just a short walk. The town centre of West Drayton with mainline railway station which will benefit from Crossrail, 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 combination boiler serves the radiator system and provides the domestic hot water.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

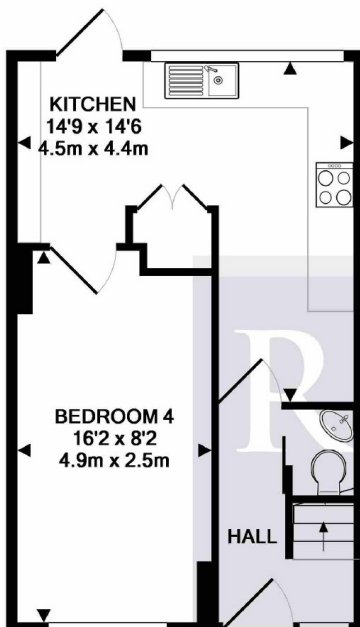
TENURE

Freehold.

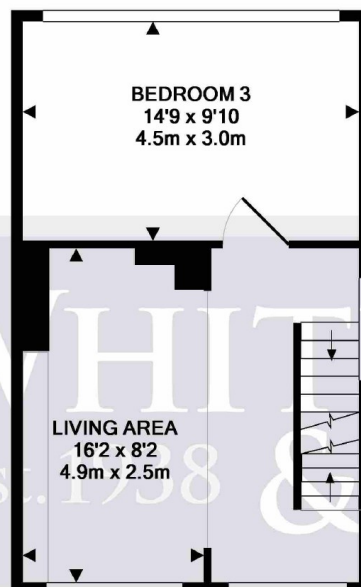
VIEWINGS

Strictly by appointment with R Whitley & Co.

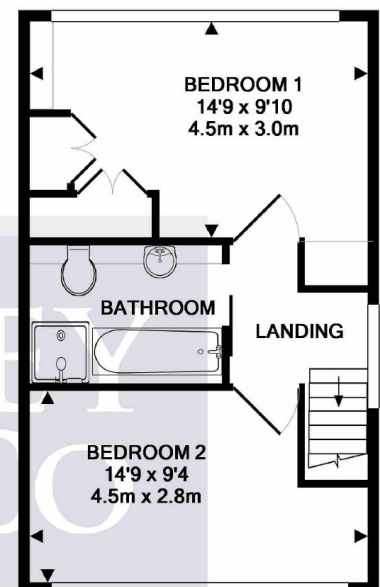
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



GROUND FLOOR



1ST FLOOR



2ND 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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