

Swan Road
West Drayton
Middlesex
UB7 7JY

*'Centrally Located Ground
Floor Maisonette'*

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £300,000



- Ground Floor Maisonette
- Two Double Bedrooms
- Electric Heating
- Double Glazing
- Fitted Kitchen
- Modern Bathroom
- Recently Upgraded And Re-Decorated
- Parking For Two Cars
- Garage
- No Upper Chain

DESCRIPTION

Larger than average room sizes and a very convenient location for the town centre are the hallmarks of this Ground Floor Two Bedroom Maisonette. Your early inspection is recommended of the well planned accommodation which has been extremely well cared for and greatly improved in recent years by the present vendor. The property comprises a welcoming entrance hall, generous living room measuring 15'3" by 11'8" with large window opening, kitchen fitted with a comprehensive range of wall and floor cupboard units with wood effect laminate work surfaces, spacious master bedroom, second good sized double bedroom and a bathroom with a white suite and extensive tiling.

WINDOWS

White UPVC double glazed sealed unit windows.

HEATING & HOT WATER

Electric heating. An electric immersion heater in a megaflo hot water cylinder provides the

domestic hot water.

OUTSIDE

Front: Low level brick wall to front boundary with ornamental iron gate to pathway leading to the front door (this area is maintained by the owner of 19 Swan Road)

Rear: Concrete surface to park two motor vehicles and a detached garage.

LOCATION

The town centre of West Drayton with mainline railway station (Crossrail from 2019), bus routes, schools, 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.

COUNCIL TAX BAND

We understand that the current council tax band is C.

TENURE

We understand that the property is held on a lease term expiring in December 2115.*

GROUND RENT

We understand that there is a ground rent payable currently £35 per annum. This figure may rise throughout the term.*

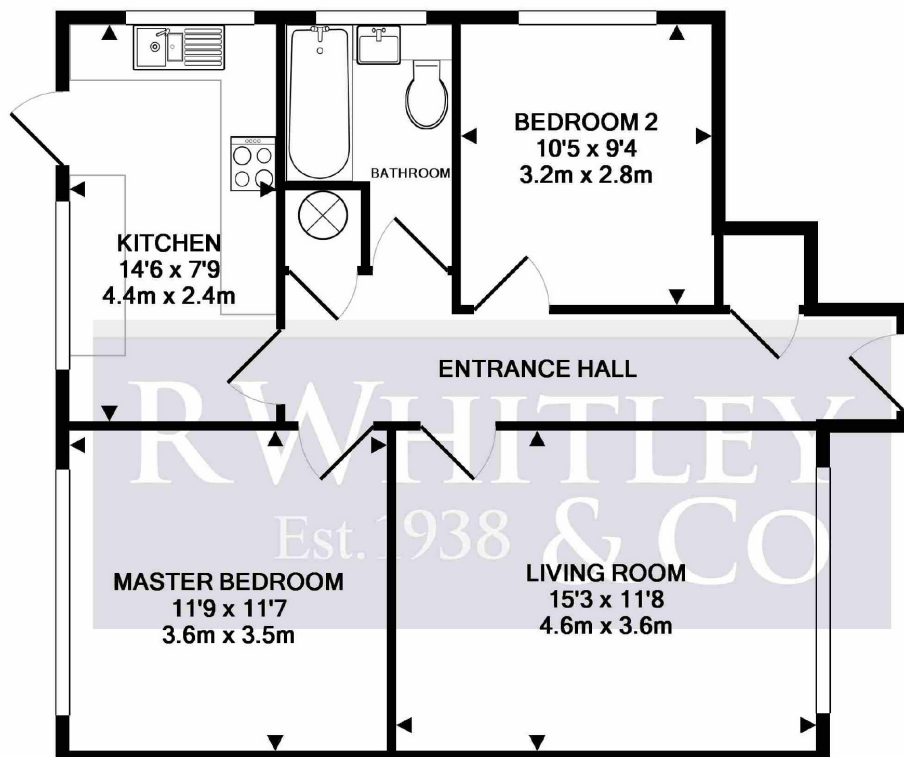
SERVICE CHARGE

We understand that there is currently no annual service charge.*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

