

Thatcher Close
West Drayton
Middlesex
UB7 7JP

'Spacious Family Home'

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £500,000



- Terraced Town House
- Four Bedrooms
- First Floor Living Room
- Kitchen/Diner
- Ground Floor Shower Room
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Integral Garage
- Central Location

DESCRIPTION

Nestled in a pretty close with two nearby areas of open green space. A generously proportioned four bedroom terraced town house laid out over three levels which boasts a convenient location being just moments from the town centre. This family home demonstrates an undeniable sense of space and has been greatly improved in recent years to include complete re-decoration and new floor coverings throughout. The accommodation comprises, to the ground floor, a welcoming entrance hall, fabulous kitchen/diner which overlooks the rear garden and is fitted with a comprehensive range of modern wall and floor cupboard units, shower room and an integral garage which has access from the entrance hall. Stairs from the entrance hall lead to the first floor landing which provides access to an impressive light filled living room, useful store (the current vendors have used this room as an office, music room and as an occasional guest room over the years) and a double bedroom with a pedestal wash hand basin. Stairs from the first floor landing lead to the second floor landing where you will find a

superb master bedroom, two further bedrooms and a family bathroom.

OUTSIDE

Front: Hard standing surface to park two motor cars. Up and over door to an integral garage.
Rear: The rear garden is the vendors pride and joy and features a terrace with lawn beyond, crazy paved pathway leading to the rear of the garden and mature shrubs and roses. The vendor quotes 'The garden is a pretty and tranquil oasis and is a favourite haunt of birds and bees viewed directly from the kitchen and accessed straight from the kitchen/diner'.

LOCATION

West Drayton mainline railway station, which will benefit from Crossrail, is approximately 0.2 mile distant. Bus routes, schools, The Green and The Closes Park are within short walking distance. There are lovely cycle routes to Harmondsworth Moor and Iver Village. 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 boiler serves the radiator system and provides the domestic hot water.

WINDOWS

White UPVC double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is E.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

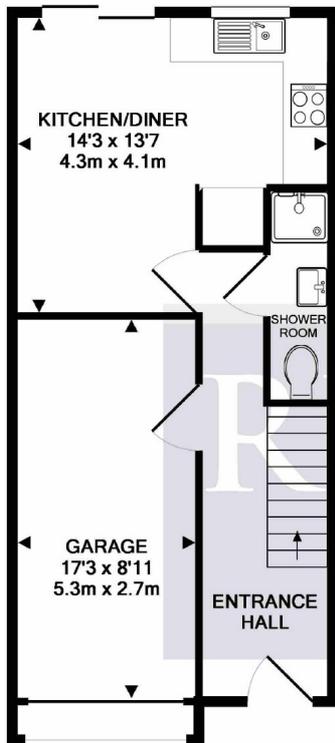
VIEWINGS

Strictly by appointment with R Whitley & Co.

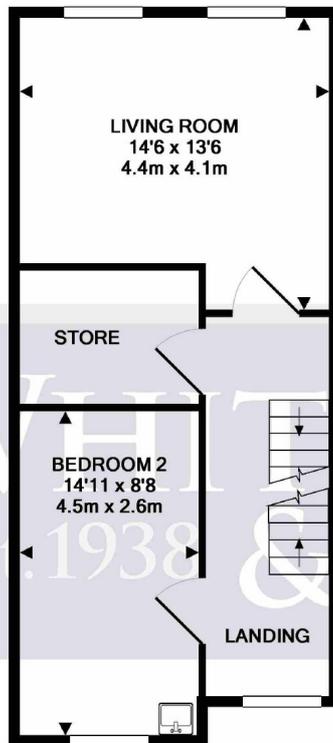
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



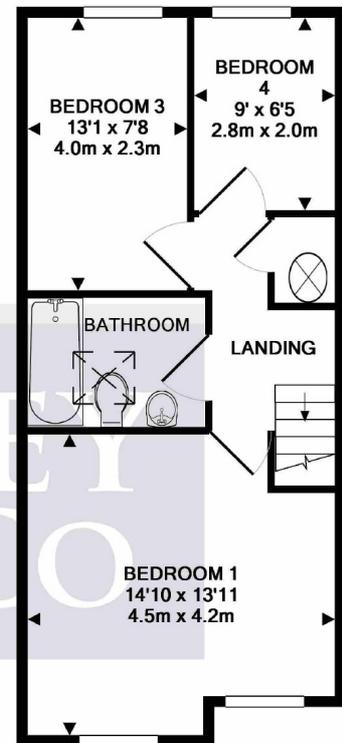




GROUND FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1357 SQ.FT. (126.0 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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