

Church Close  
West Drayton  
Middlesex  
UB7 7PY

*'Beautiful Family Home'*

**RWHITLEY**  
Est. 1938 & CO

# Offers In Excess Of £680,000



- Detached Residence
- Three Bedrooms
- Dining Room Which Could Be Used As A Bedroom
- Gas Central Heating
- Fitted Kitchen
- Glorious Manicured Gardens
- Recently Redecorated
- Own Drive Leading To Detached Garage

## DESCRIPTION

Nestled in a sought after cul-de-sac within the conservation area and situated in close proximity to the 'Closes Park'. A rare opportunity to purchase a meticulously maintained and superior 3/4 bedroom detached residence which would meet the needs of the discerning purchaser. Constructed with the use of Charnwood Forest bricks the house is offered to market for the first time in approximately 63 years. A solid oak front door opens into a welcoming entrance hall with beautiful oak flooring which flows to the dual aspect living room with mainly oak flooring and sliding patio doors to the rear garden. The dining room has a high quality fitted wool carpet and enjoys a wonderful front aspect with windows to both the front and sides, flooding the room with natural light. Any prospective purchaser will be impressed with the contemporary kitchen which is fitted with a comprehensive range of wood effect wall and floor cupboard units with a range of appliances and granite effect laminate worksurfaces boasting a matching low level breakfast table. A ground floor WC is located off the entrance hall. Stairs from the entrance hall with curved bullnose riser lead to the first

floor landing which provides access to a very generous light filled dual aspect master bedroom which has an airy feel and boasts a built in wardrobe, second double bedroom with newly fitted carpet and enjoying an outlook over the cul-de-sac from the large window opening, third sensibly sized bedroom with built in wardrobe and newly fitted carpet and the family bathroom.

## OUTSIDE

Front: Concrete pathway with lawn either side and leading to the storm porch. Border with variety of planting. A dropped kerb provides vehicular access to a concrete own driveway/parking. Ornamental iron double gates provide access to further driveway leading to detached garage to the rear (with up and over door and power and lighting).

Rear: A two tiered garden. From the living room patio sliding doors you step out onto a semi circular step with concrete pathway which extends in the form of crazy paving to the full length of the garage with stepping stones to steps leading to further crazy paving extending to the rear of the garden. The lower tier is mainly laid to lawn with semi circular pebbled and brick edged seating area with water feature. Ornamental bird bath and planting borders and rockery rising to higher tier which is laid lawn with almost full width hedge and uncultivated vegetable patch beyond. A Victorian rustic wall extends to one side boundary.

## LOCATION

The town centre of West Drayton with mainline railway station which will benefit from Crossrail, bus routes, The Closes Park and The

## HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in factory insulated hot water cylinder.

## WINDOWS

Whitened aluminium double glazed sealed unit windows.

## KITCHEN APPLIANCES

Built in stainless steel 'Neff' electric double oven, stainless steel 'Neff' microwave, stainless steel inset 'Neff' gas hob, integrated fridge and integrated slimline dishwasher.

## COUNCIL TAX BAND

We understand that the current council tax band is F.

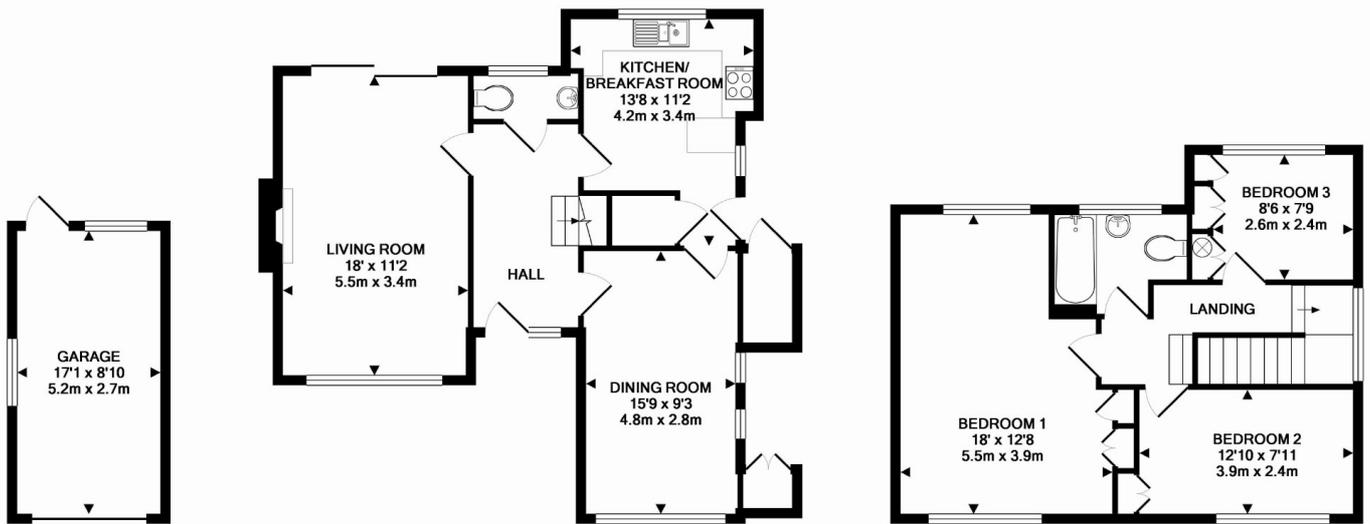
## SERVICES

Mains gas, electricity, water and drainage.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







OUTBUILDING  
APPROX. FLOOR  
AREA 151 SQ.FT.  
(14.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 609 SQ.FT.  
(56.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 513 SQ.FT.  
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1273 SQ.FT. (118.3 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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