

Laurel Lane
West Drayton
Middlesex
UB7 7TY

'Wealth Of Potential'

RWHITLEY
Est. 1938 & CO

Guide Price £415,000



- End Of Terraced House
- Five Bedrooms (Four With En-Suites)
- Planning Permission Granted For Double Storey Rear & Single Storey Side Extension
- Gas Central Heating
- Fitted Kitchen
- Parking
- No Upper Chain

DESCRIPTION

PLANNING PERMISSION GRANTED (plans available on request) for a double storey rear extension and a single storey side extension. A five bedroom end of terraced house with a wealth of potential to extend to create a generous home for the larger family or to let the property out to sharers as a house in multiple occupation. To the ground floor there is an entrance porch, hall, kitchen/diner and two bedrooms both with an en-suite shower room. Stairs from the hall lead to the first floor landing which provides access to three bedrooms (two with en-suite shower rooms) and a bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to an area to park a vehicle. Concrete pathway leading to the front door. Timber gate to side access.

Rear: Paved terrace with concrete pathway leading to the rear of the garden. Lawn. Detached garage with up and over door.

LOCATION

A local school, shopping parade and bus routes are just a short walk. The town centre of West Drayton (with mainline railway station

benefiting from Crossrail) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

Mainly double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

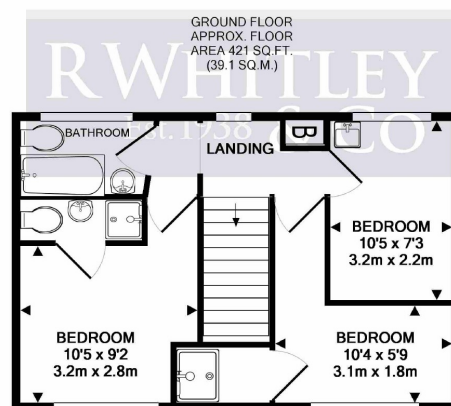
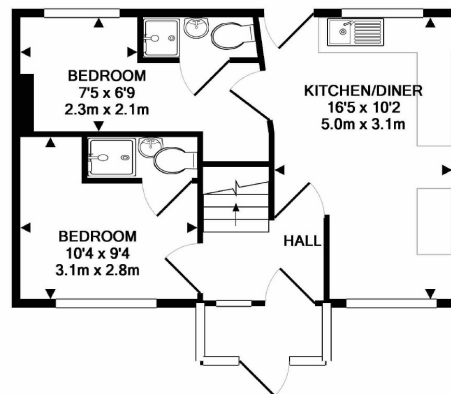
TENURE

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	71	72
(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	



TOTAL APPROX. FLOOR AREA 823 SQ. FT. (76.4 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

