

East Road
West Drayton
Middlesex
UB7 9HA

'Wealth Of Potential'

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £450,000



- End of Terraced House
- Three Bedrooms
- Living/Dining Room
- Conservatory
- First Floor Bathroom
- Useful Store
- Double Glazing
- Gas Central Heating
- Parking
- Garage

DESCRIPTION

A Three Bedroom End of Terraced House which offers a wealth of potential boasting space to extend to the side and rear or even the possibility to develop and build a new dwelling (subject to planning permission). A property of this nature rarely comes to market so your early inspection is recommended. Requiring modernisation and refurbishment to unlock its full potential the house has easy flowing accommodation comprising an entrance hall, kitchen fitted with a basic range of wall and floor cupboard units, spacious living/dining room, conservatory which enjoys views over the substantial rear garden, useful store with WC off, three good sized bedrooms and a first floor family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to an area of parking and leads to the garage. Area of lawn with attractive planting. Concrete pathway leads to the front door.

Rear: Terrace with step down to concrete pathway leading to the rear of the garden.

Substantial area of lawn and array of planting. Hedge for privacy.

LOCATION

East Road is situated about 1 mile from the town centre with mainline railway station which will benefit from Crossrail. Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. 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 part radiator system and provides the domestic hot water. Electric immersion heater in a hot water cylinder.

WINDOWS

Mainly double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

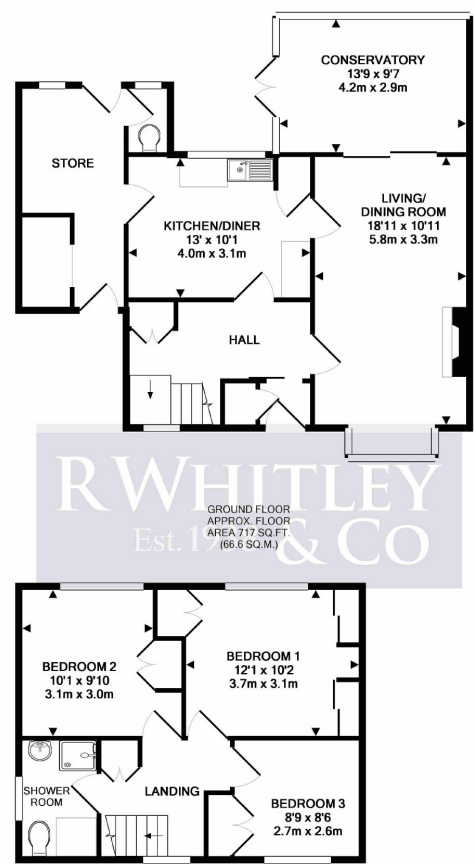
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.0 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

Made with Metropix 6/2019

RWHITLEY

Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

