

The Green
West Drayton
Middlesex
UB7 7PQ

*'Fabulous Views Over The
Green'*

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £550,000



- Detached Chalet Bungalow
- Impressive Outlook Over 'The Green'
- Ample Parking With Gated Entrance
- Gas Central Heating
- Mainly Double Glazing
- Working Fire With Stunning Surround To Living Room

DESCRIPTION

Located in a prime location to take advantage of fabulous views over 'The Green' and situated within The Conservation Area. This charming 1930's 2/3 Bedroom Detached Chalet Bungalow with double bay to front elevation has just over 1000 sq ft of easy flowing accommodation arranged over two floors and has been tastefully modernised and refurbished to a high standard. The town centre is just a short walk with mainline railway station which will benefit from Crossrail. Your early inspection is recommended of the well planned accommodation which comprises of an inviting entrance hall with attractive oak effect laminate flooring which flows to all of the ground floor rooms, good sized living room with stunning working fire with attractive period style surround, spacious dining room with brick surround fireplace and french doors opening out onto an extensive decked entertainers terrace, cloakroom/WC, kitchen fitted with a modern range of handleless white gloss wall and floor cupboard units with oak worksurfaces and a third double bedroom which is currently used as a study. Stairs from the entrance hall lead to the first floor landing which provides access to a large master bedroom with far reaching views, second double bedroom and a luxury bathroom

with white suite and separate shower enclosure.

OUTSIDE

Front: A dropped kerb provides vehicular access to wide gated entrance with gravelled surface beyond providing good parking for at least four motor cars. A paved path to the side of the property leads to the entrance door and door to side access.

Rear: Extensive decked surface with step down to lawn with attractive planting and trees. Timber garden shed.

LOCATION

The town centre of Yiewsley and West Drayton (with mainline railway station (Crossrail from 2019), bus routes and schools are all within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and the town centres of Uxbridge are all within easy motoring distance.

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

Mainly white UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is F.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

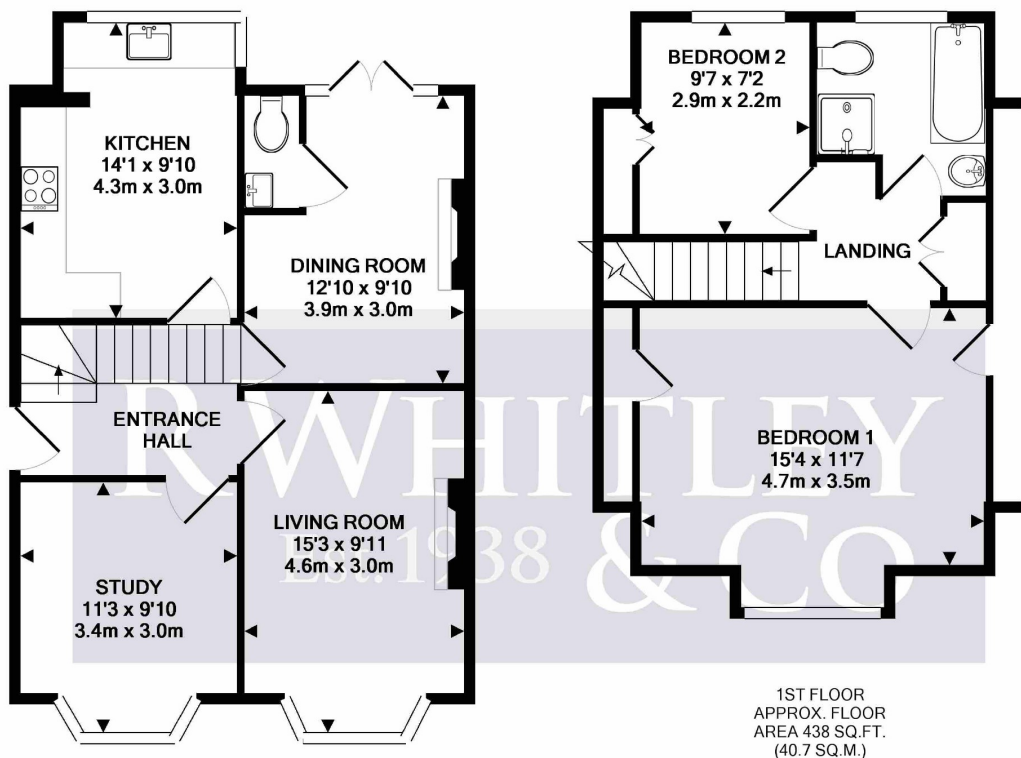
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







GROUND FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.1 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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