

Dell Road  
West Drayton  
Middlesex  
UB7 9HN

*Extended End Terrace House  
with Open View to Front*

RWHITLEY  
Est. 1938 & CO

# Guide Price £410,000



- End Terrace House
- Extended
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Fitted Kitchen
- Cloakroom/WC
- Dining Conservatory
- Large Garden Store
- Enclosed Garden
- No Upper Chain

## DESCRIPTION

An opportunity to purchase an extended 3 bedroom end of terrace house with open views to the front. The property was built in the early 1930's and extended to the ground floor about 20 years ago to provide a dining conservatory and cloakroom/WC. The accommodation comprises an enclosed entrance porch, hall, living room, fitted 'L' shaped kitchen with pine fronted units and wide opening into the dining conservatory with cloakroom off. At first floor level there is a landing, 3 bedrooms (2 single & 1 double) and bathroom.

## OUTSIDE

A dropped kerb provides vehicular access to a paved parking area for two cars with brick walled boundary on either side. A shared pedestrian way leads to a double gated side entrance to the fully enclosed fenced and lawned rear garden with two paved seating areas and pathway. At the end of the rear garden there is a good sized store with two sets of double doors for access.

## LOCATION

Dell Road is well placed for access to schools, bus routes, Stockley Business Park and the motorway network. The town centre and main line railway station (which will benefit from Crossrail) is about 1 mile distant and London Heathrow Airport lies 2 miles to the south.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## HEATING & HOT WATER

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

## WINDOWS

UPVC double glazed sealed unit windows with leaded light effect.

## SERVICES

Mains gas, electricity, water & drainage.

## TENURE

Freehold

## VIEWING

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





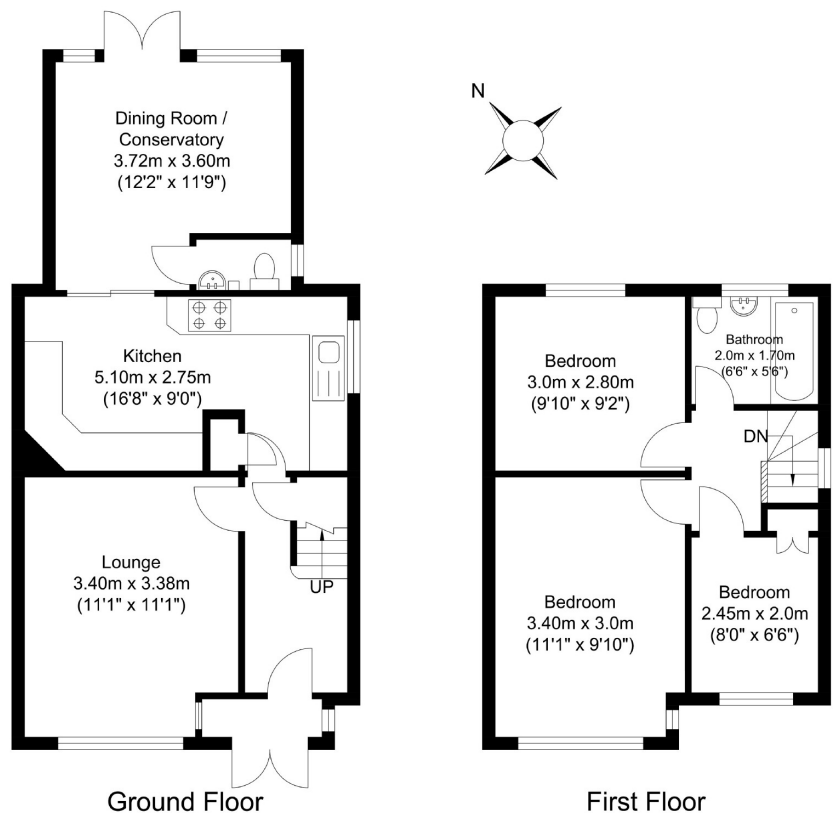








Approx Gross Internal Floor Area : 82.69 sq m. (890.06 sq. ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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