

2A

Ferrers Avenue
West Drayton
UB7 7AA

RWHITLEY
Est. 1938 & CO

Guide Price £725,000



- Semi-Detached Bungalow with Loft Conversion
- 4 Bedrooms
- Spacious Living Room with Bay Window
- Modern Fitted Kitchen
- Two Bathrooms
- Good Sized Driveway
- Garage
- Electric Combination Boiler
- Short Walk to Elizabeth Line

This 4 bedoomed semi-detached bungalow offers ideal convenience for the town centre and Elizabeth Line. Accessed from a service road at the top of Ferrers Avenue, the property offers well proportioned and spacious accommodation comprising an entrance hallway, large 17'11 x 11'11 living/dining room with bay window overlooking the rear garden, modern fitted kitchen with grey gloss units, generous dual aspect 14'0 x 12'0 bedroom, further dual aspect bedroom, and family bathroom. Stairs from the entrance hallway lead to the first floor landing which provides access to the spacious 18'2 x 10'11 principal bedroom, further bedroom, and bathroom.

OUTSIDE

Front: Easy-maintenance block paved driveway. Garage.
Rear: Garden which is currently covered with artificial grass.

LOCATION

The property is within walking distance of the Elizabeth Line Station. Schools, independent shops, supermarkets and bus routes are close by. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport are all within easy motoring distance.

HEATING & HOT WATER

An electric combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazed windows.

COUNCIL TAX BAND

We understand that the current council tax band is E.

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

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



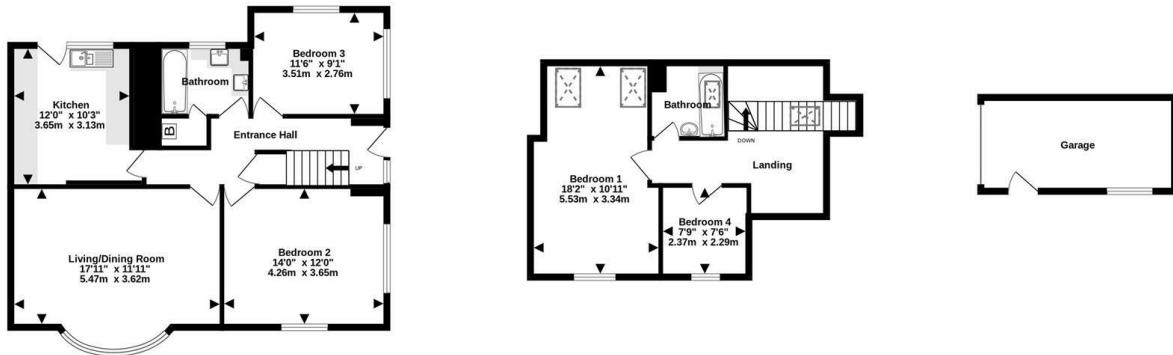




GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.

FIRST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

GARAGE



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1206sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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