



# 70

Ferrers Avenue  
West Drayton  
Middlesex  
UB7 7AB

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £345,000



- Newly Upgraded Ground Floor Garden Maisonette
- Two Double Bedrooms
- Fitted Kitchen
- Bathroom
- Private Rear Garden Accessible Directly from Maisonette
- Private Front Garden + Additional Riverside Garden Area
- Gas Central Heating
- Hardstanding Area to Park a Vehicle
- Walking Distance to Elizabeth Line
- No Onward Chain

**DESCRIPTION**  
Situated on 'Ferrers Avenue', which is a convenient location for both the town centre and Elizabeth Line station. This newly upgraded and generously proportioned ground floor two double bedroom maisonette benefits from its own front door, private front, rear and riverside gardens and no onward chain complications. The spacious accommodation comprises an entrance hallway, generous 15'0 x 10'11 living/dining room, principle bedroom measuring 13'2 x 10'5 with sliding doors out to the private rear garden, second double bedroom, kitchen fitted with a range of modern gloss wall and floor cupboard units and a family bathroom.

**OUTSIDE**  
Front: Private front garden laid to lawn with established magnolia.  
Rear: Immediately adjacent the rear of the property is a private garden accessible both externally from the side of the property as well as internally via sliding doors from the principle bedroom. This generous outside space is mainly laid to lawn with block paved patio area. There is also a further separate area of riverside garden and a concrete hardstanding area suitable for parking a vehicle.

**HEATING & HOT WATER**  
A gas fired combination boiler serves the radiator system and provides the domestic hot water.

**WINDOWS**  
Double glazed.

**COUNCIL TAX BAND**  
We understand that the current council tax band is C.

**LOCATION**  
The town centre of West Drayton with Elizabeth Line station, bus routes, The Green and The Closes Park are within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

**TENURE**  
We understand that the property is held on a lease term of 999 years from 25/12/1958 (932 years remaining).\*

**GROUND RENT**  
We understand that the ground rent currently payable is £10 per annum. We understand this figure does not rise throughout the term.\*

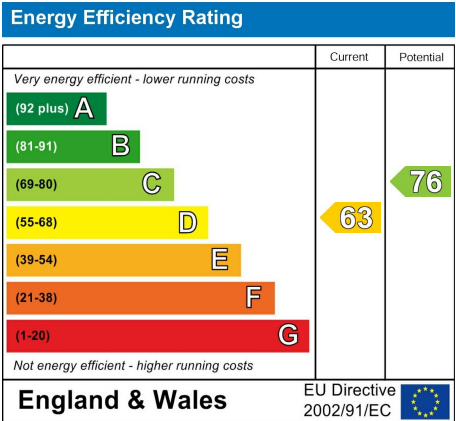
**SERVICE CHARGE**  
We understand that there is no service charge payable. \*

**NOTE**  
\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

**SERVICES**  
Mains gas, electricity, water and drainage.

**COUNCIL TAX BAND**  
We understand that the current council tax band is C.

**VIEWINGS**  
Strictly by appointment with R Whitley & Co.

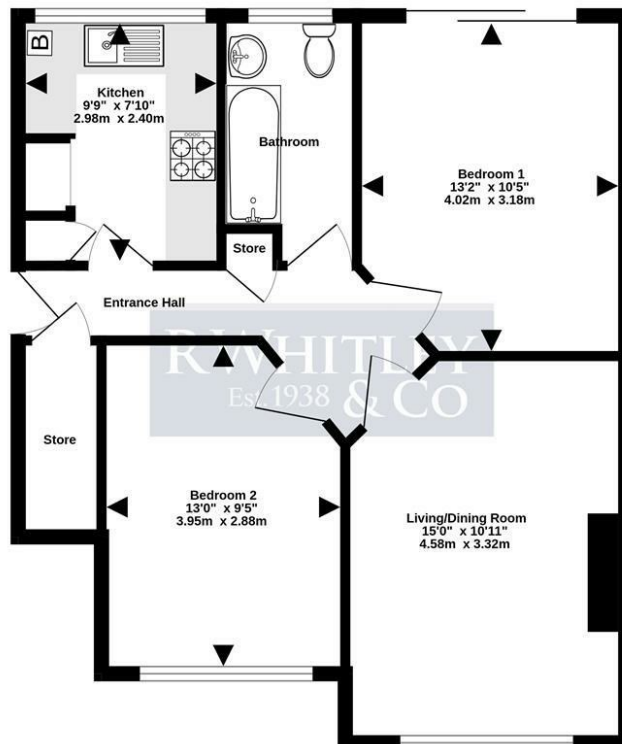








GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 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 listed and no guarantee as to their operability or efficiency can be given.  
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