



# 16

Hazel Avenue  
West Drayton  
Middlesex  
UB7 9EN

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RWHITLEY  
Est. 1938 & CO

# Guide Price £490,000



- SOLD BY R WHITLEY & CO
- Three Good Sized Bedrooms
- Potential To Extend (STPP)
- Spacious Living Room
- Fitted Kitchen
- Cloakroom/WC
- First Floor Bathroom
- Generous Garden
- Own Driveway

## DESCRIPTION

This three bedroom terraced house has been thoughtfully updated by the current owners and offers great accommodation for family living as well as having the potential for extension (subject to planning permission). The property is situated in a convenient location approximately 1 mile from the town centre with mainline railway station which will benefit from Crossrail. To the ground floor there is an entrance hallway with additional storage. The spacious dual aspect living room includes well planned additional built in storage covering the length of one wall as well as direct access to the rear garden. The modern fitted kitchen has an array of base and eye level units with an integrated fridge freezer and dishwasher. There is an additional larder cupboard and further access into the rear garden. The cloakroom completes the ground floor. Stairs from the entrance hall lead to the first floor landing where you will find a principal bedroom with fitted wardrobes, two further good sized bedrooms and a modern family bathroom.

## OUTSIDE

Front: Low level brick wall with wide opening providing

vehicular access to a block paved driveway. Shared pathway which leads to the rear garden.

Rear: This extensive garden space is designed for easy maintenance and begins with a decked area which flows to block paving which extends to end of the garden. A lawn area breaks up the space and adds dimension. Towards the end of the garden an enclosed BBQ area has been created making this the ideal space for outside dining and for entertaining in the summer months. In addition there is a wooden shed and the benefit of two brick built outbuildings which features power.

## LOCATION

Hazel Avenue is situated about 1 mile from 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 combination boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

UPVC double glazed sealed unit windows.

## 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 plus) <b>A</b>		89
(81-91) <b>B</b>	74	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	













TOTAL APPROXIMATE FLOOR AREA EXCLUDES THE OUTSIDE STORES

TOTAL FLOOR AREA : 832sq.ft. (77.3 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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