

74

Ferrers Avenue
West Drayton
Middlesex
UB7 7AB

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £550,000



• SOLD BY R WHITLEY & CO

- Extended
- Historically Set Up As An HMO
- Gas Central Heating
- Double Glazing
- Potential To Create a Wonderful Family Home
- Ample Parking
- Convenient Location
- No Upper Chain

DESCRIPTION

Nestled towards the end of sought after 'Ferrers Avenue'. An extended Detached Chalet Bungalow historically used as a six bedroom licensed house in multiple occupation (license status to be confirmed) making it an attractive proposition for buy to let investors but also offering the potential for an owner occupier to take advantage of a generous floorplan which could be adapted back to create a spacious family home. The property boasts well proportioned rooms comprising six bedrooms (four at ground floor level and two at first floor level), two shower rooms, bathroom, fitted kitchen and a living room enjoying views over the rear garden.

OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved area to park several vehicles. Establishing planting to provide privacy. Side access.

Rear: Gravelled surface for easy maintenance with established planting. Timber garden shed. Plenty of opportunity to landscape and 'stamp your own mark'.

LOCATION

The town centre of West Drayton with mainline railway station (which will benefit from Crossrail), 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.

COUNCIL TAX BAND

We understand that the current council tax band is E.

HEATING & HOT WATER

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

WINDOWS

UPVC double glazing.

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) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

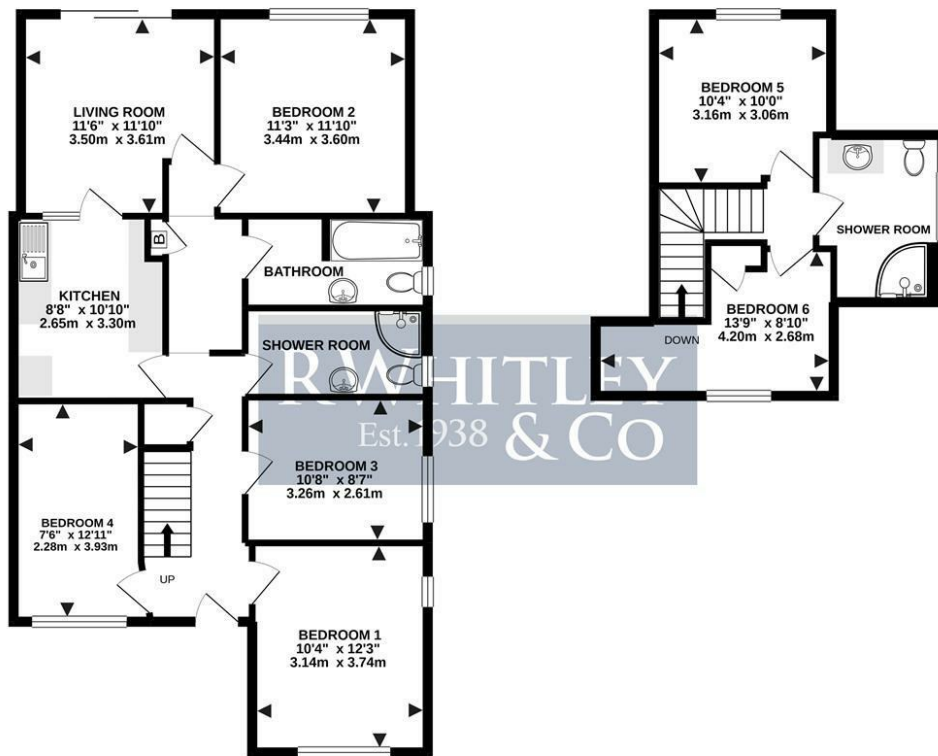






GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.

1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 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 tested and no guarantee as to their operability or efficiency can be given.
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