



45

Fairway Avenue
West Drayton
Middlesex
UB7 7AP

RWHITLEY
Est. 1938 & CO

Guide Price £499,950



- Extended Semi-Detached House
- Three Bedrooms
- Living Room With Opening To Dining Room
- Fitted Kitchen
- Modern Bathroom
- Cloakroom/WC
- Parking
- Integral Garage
- Established Rear Garden
- No Upper Chain

DESCRIPTION

Situated on the much sought after 'Garden City Estate'. A n extended three bedroom semi-detached house which has been well cared for over the years yet offers a purchaser the opportunity to stamp their own mark. The ground floor comprises a n entrance hall, integral garage which owners of similar houses have converted to create further living accommodation (subject to necessary approvals), fitted kitchen, cloakroom/WC and an impressive 19'1 wide living room with opening to a lovely dining room with patio sliding doors to the rear garden. Stairs from the entrance hall lead to the first floor landing where you will find two double bedrooms, larger than average third bedroom and a

modern bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved own driveway/parking leading to the integral garage with up and over door. Laid to lawn with attractive border. Shared pathway leading to gate to the rear garden.

Rear: Extensive patio with lawn beyond. Array of established planting with two timber garden sheds.

LOCATION

The property is within walking distance of the mainline railway station (which will benefit from Crossrail), schools, independent shops, supermarkets and bus routes. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport 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

Double glazed windows throughout.

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.

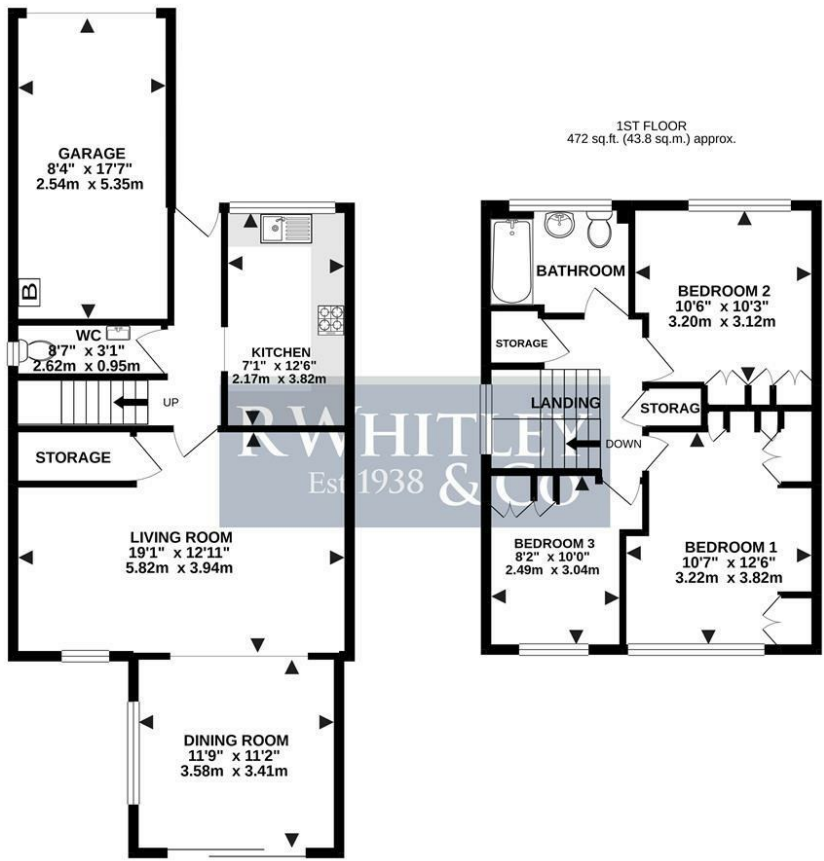
Energy Efficiency Rating

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



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.3 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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