

31

Fairway Avenue
West Drayton
Middlesex
UB7 7AW

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £560,000



- SOLD BY R WHITLEY & CO
- Semi-Detached House
- Extended
- Generous Living Room & Dining Room
- Fitted Kitchen
- Utility Room
- Cloakroom/WC
- Ample Parking
- Garage
- Garden City Estate

DESCRIPTION

This beautifully finished and extended three bedroom semi-detached house sits in a desired location and has been designed for flawless function and flow. The house has true street appeal and a generous floor plan yet still has further potential to extend to the side and convert the loft (subject to planning permission). The ground floor comprises an entrance porch leading to the hallway, modern kitchen fitted with stylish white wall and floor cupboard units with oak effect laminate worksurfaces, utility room and a cloakroom/WC. The generous living room is particularly impressive and has oak glazed double doors to the dining room which is the perfect space to entertain friends and family.

Stairs from the hall lead to the first floor landing where you will find three good sized bedrooms (fitted wardrobes to bedroom 1 and 2) and a family bathroom.

OUTSIDE

Front: Low level brick wall to front boundary with wide opening and dropped kerb providing vehicular access to a paved own driveway/parking to park 3 to 4 cars in tandem and leading to the garage. Gravelled surface for easy maintenance.

Rear: Slightly raised decked surface perfect for alfresco dining with lawn beyond. Garage/store.

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

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.

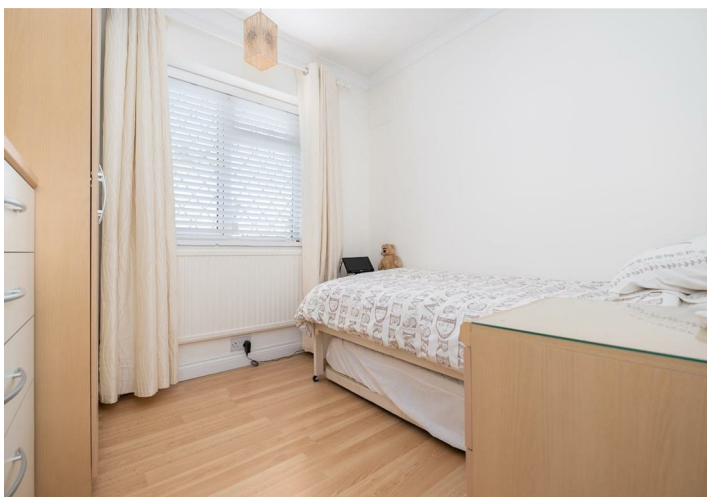
VIEWINGS

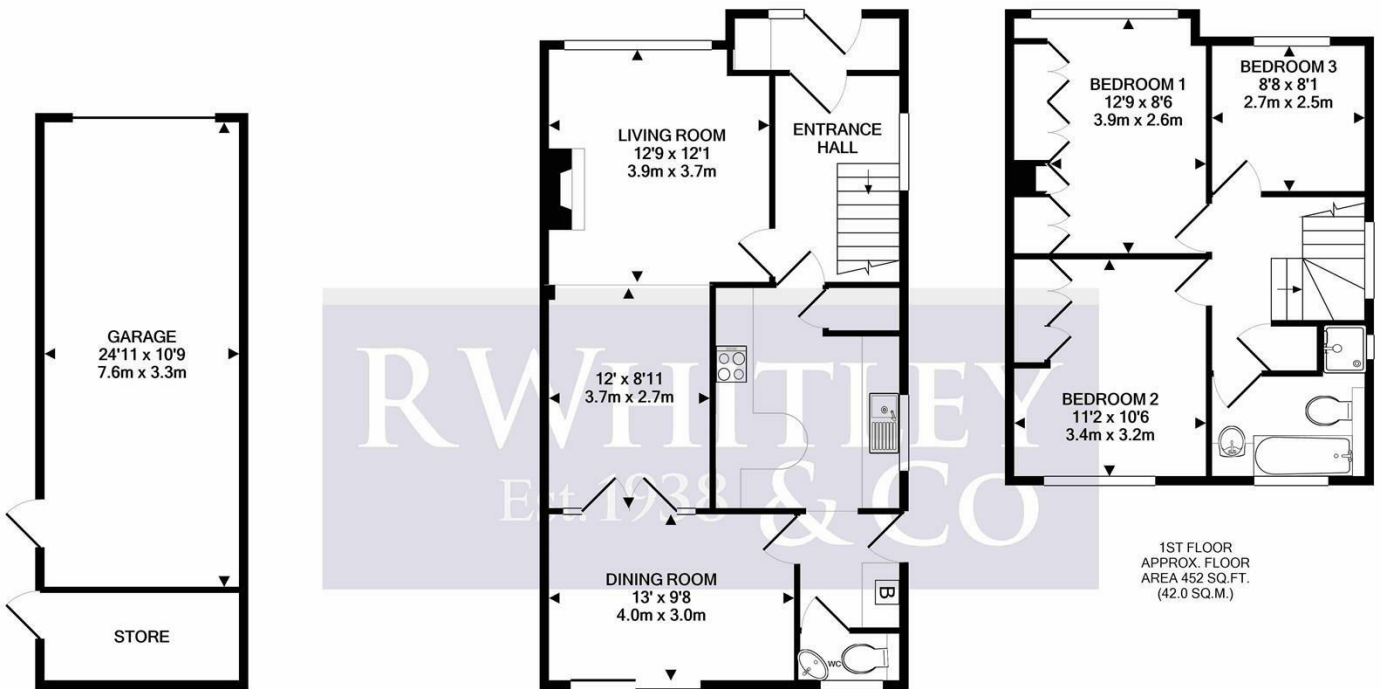
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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
 APPROX. FLOOR AREA 978 SQ.FT. (90.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1431 SQ.FT. (132.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020

RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

