

Fairway Avenue

West Drayton • Middlesex • UB7 7AP

Offers In Excess Of: £565,000



coopers
est 1986

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West Drayton • Middlesex • UB7 7AP

Boasting a desirable address and presented in excellent condition is this three bedroom semi detached home, ideal for the modern family offering generously proportioned living accommodation. This spacious residence is well laid out and briefly consists of hallway, contemporary kitchen with solid wood worktops, integrated Smeg appliances, granite waterfall sink and breakfast bar, this leads to the open plan living/dining area which is the social hub of the property. There is a downstairs WC and office/study with utility area. Upstairs are the three well proportioned double bedrooms, master and third are equipped with built in wardrobes and lastly there is a sublime four piece bathroom suite.

Semi detached home

Three double bedrooms

Fantastic condition throughout

Sublime four piece family bathroom

Contemporary fitted kitchen

Office/Study with utility

Potential to extend STPP.

Residential location

Well maintained rear garden

Driveway providing ample parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

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Outside

To the front is a block paved driveway providing off street parking for three cars, there is also a Pod Point electric charger. The rear garden has a patio area closest to the property, there is lawn section and established flower beds, a pathway leads to the storage shed and decked area at the bottom of the garden.

Location

Arguably one of the finest roads in West Drayton, Fairway Avenue is a tree lined, residential road located on 'Garden City', a leafy development offering a peaceful environment but still being within moments from West Drayton High Street. There is a variety of independent shops, doctors surgery, primary schools and West Drayton train station (Crossrail). Heathrow Airport, Stockley Park and for the motorist the M4 with its links to London & the home counties are all close by.



Schools:

St Catherine Catholic Primary School 0.4 miles
St Matthew's CofE Primary School 0.5 miles
Rabbsfarm Primary School 0.7 miles



Train:

West Drayton Station 0.4 miles
Iver Station 1.1 miles
Uxbridge Station 2.5 miles



Car:

M4, A40, M25, M40



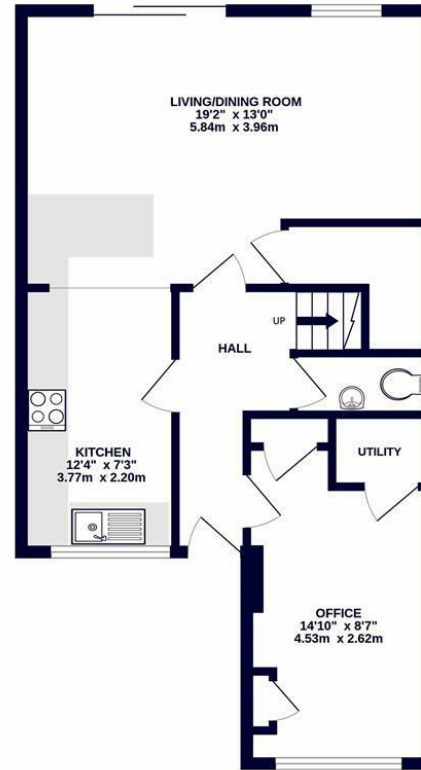
Council Tax Band:

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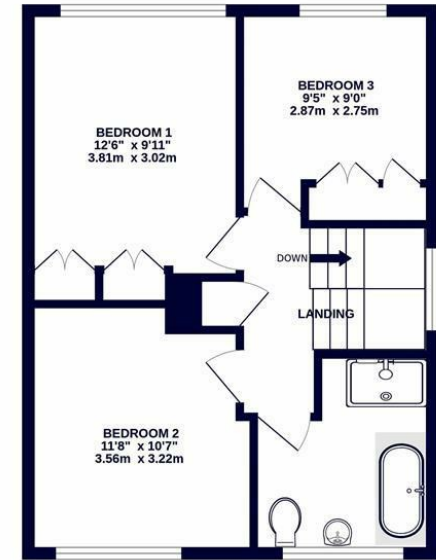
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.3 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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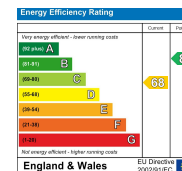


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