

# Frays Avenue

West Drayton • • UB7 7AG

Guide Price: £1,250,000



coopers  
est 1986

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Situated on arguably the roads most generous plot with picturesque river views and embracing a premier position on the highly prized Garden City estate, this imposing detached residence is the perfect family home. Already measuring an impressive 2127 sq ft there is still huge potential for further development subject to the usual planning consent.

Substantial plot with river surrounds

Impressive detached residence

Five spacious bedrooms

Two bathrooms

Ample living accommodation

2127 sq.ft

Driveway for multiple vehicles

Potential to extend / develop (STPP)

Premium location

0.4 miles from West Drayton Train Station

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**

The ground floor of the house comprises of entrance hallway, kitchen/dining room, spacious 23ft x 20ft dual aspect living room with french doors overlooking the River Colne, four piece bathroom, two of the five double bedrooms and study which could also be used as a sixth bedroom or dining area. Upstairs are three roomy bedrooms filled with natural light, the master and second benefiting from balconies with delightful garden views and the three piece family bathroom.

### **outside**

The property enjoys well manicured gardens to both the front and rear, the patioed front driveway offers off street parking for multiple vehicles. The patio leads round the side of the home creating a large seating area, this boasts beautiful views of the River Colne creating one of the most tranquil settings in the area. The remainder of the vast rear garden is laid to lawn with the Frays River situated to the rear.

### **location**

Frays Avenue is one of the finest roads in West Drayton and found only a short walk from West Drayton High Street with its variety of independent shops, schools and train station with benefit of the Elizabeth Line. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



### Schools:

St Catherine Catholic Primary School 0.1 miles  
St Matthew's CofE Primary School 0.6 miles  
St Martin's Church of England Primary School 0.6 miles



### Train:

West Drayton Station 0.4 miles  
Iver Station 1.2 miles  
Heathrow Terminal 5 Station 2.5 miles



### Car:

M4, A40, M25, M40



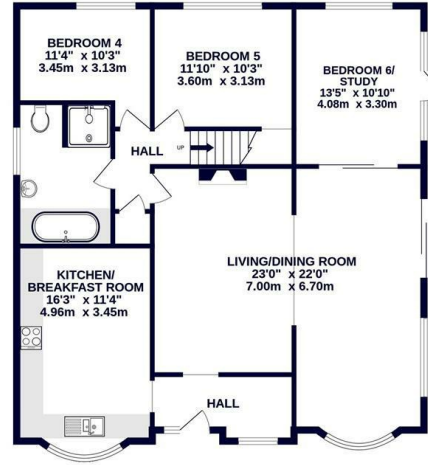
### Council Tax Band:

F

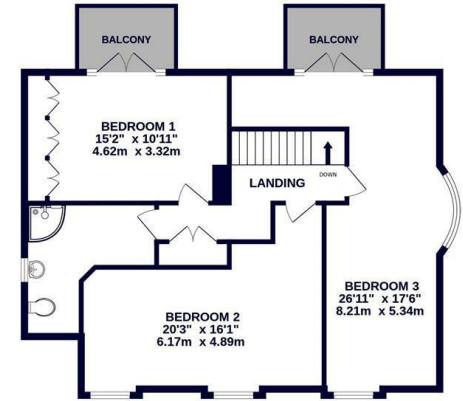
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 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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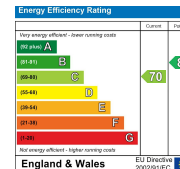


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