

# Fairway Avenue

West Drayton • • UB7 7AP  
Offers In Excess Of: £525,000



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West Drayton • • UB7 7AP

Embracing a premier position within the sought after 'Garden City' development, this delightful and light filled three bedroom semi detached is perfect for the growing family. The accommodation on offer briefly consists of entrance hallway, a 12ft kitchen, downstairs W.C, 19ft living/dining room with sliding doors that provide access to the garden. Upstairs are the three well proportioned double bedrooms, the master benefitting from fitted wardrobes and the attractive family bathroom suite.

• 0.4 Miles from West Drayton Train Station (Elizabeth Line)

—————  
Semi-detached home

—————  
Three double bedrooms

—————  
12ft x 7ft Kitchen

—————  
19ft x 13ft Living Room

—————  
Family bathroom & W.C

—————  
17ft Garage

—————  
Great condition throughout

—————  
Driveway

—————  
Potential to extend (STPP)

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 there is a block paved driveway that provides off street parking for two cars and access to the garage. The rear garden is charmingly landscaped with a decking area closest to the home, the remainder being mostly laid to lawn with a pebbled perimeter. At the rear of the garden is a pleasant sitting area and a wooden garden shed.

### 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:

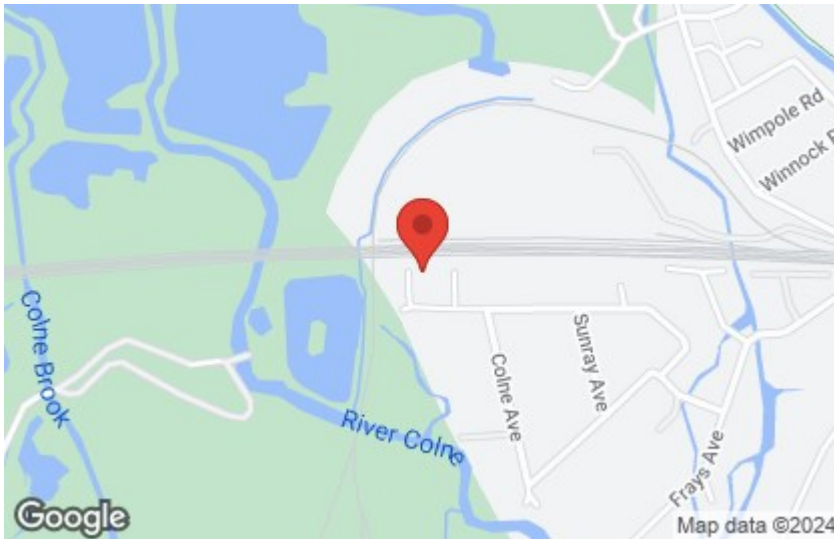
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## Fairway Avenue, West Drayton, UB7

Approximate Area = 965 sq ft / 89.6 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1101 sq ft / 102.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1082388

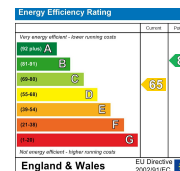


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