

Fairway Avenue

West Drayton • • UB7 7AN

Guide Price: £585,000



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Situated in a sought-after location, this well-presented three-bedroom, extended, semi-detached residence offers spacious and versatile accommodation throughout. With the added advantage of being chain-free, it presents an excellent opportunity for families looking to move into their next home.

No chain

Desirable address

Semi-detached home

Three bedrooms

Extended

Family bathroom & W.C

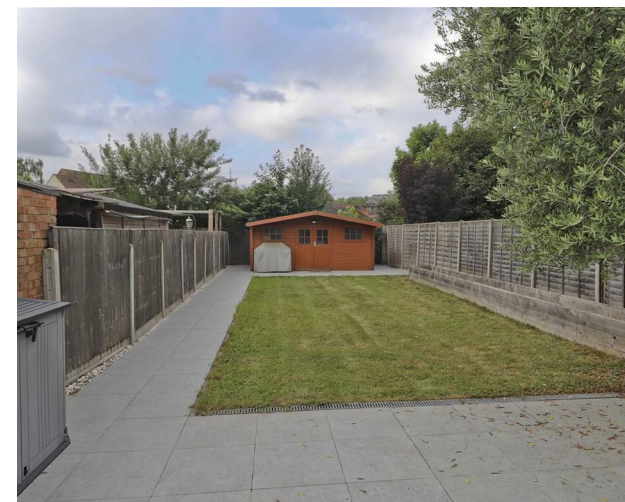
1306 sq.ft total

Driveway for multiple cars

Landscaped rear garden with Summer House

0.3 miles from West Drayton 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

This charming property spans approximately 1,306 sq. ft. across two floors. The ground floor features a spacious layout beginning with an entrance hall that leads into a large living room measuring 20ft x 12ft". At the rear is the extended portion of the home which is a generously sized open-plan kitchen/diner with double doors opening onto the garden, there's also a separate utility room and a convenient downstairs WC. Upstairs, the first floor comprises three spacious bedrooms and a stunning three piece family bathroom. The layout is practical and family-friendly, offering flexible living space both indoors and out.

Outside

The front garden of the property has been fully paved with interlocking bricks to provide a practical driveway, offering off-street parking for multiple vehicles. A low brick wall defines the boundary from the pavement, while a small enclosed garden area to the right of the drive features a mix of flowering shrubs and overgrown vegetation, bordered by a decorative curved trellis fence. At the rear, the garden is long, rectangular and well maintained, featuring a neatly paved patio near the house, a central lawn area and a 186 sq.ft wooden summerhouse at the far end. A paved path runs along the left boundary, and a drainage grate separates the patio from the lawn. The right-hand side is bordered by wooden fencing and a raised timber bed, possibly for planting or seating. A mature tree near the patio adds greenery and shade, while surrounding trees beyond the fence provide a private, leafy backdrop.

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 with the benefit of the Elizabeth Line. 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 0.3 miles
 St Matthew's CofE Primary School 0.4 miles
 West Drayton Primary School 0.6 miles



Train:

West Drayton Station 0.3 miles
 Iver Station 1.2 miles
 Hayes & Harlington Station 2.6 miles



Car:

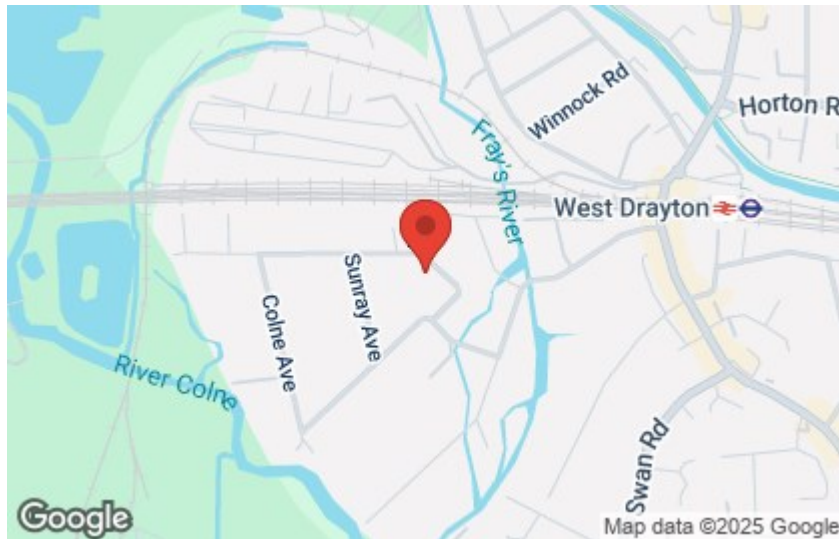
M4, A40, M25, M40



Council Tax Band:

D

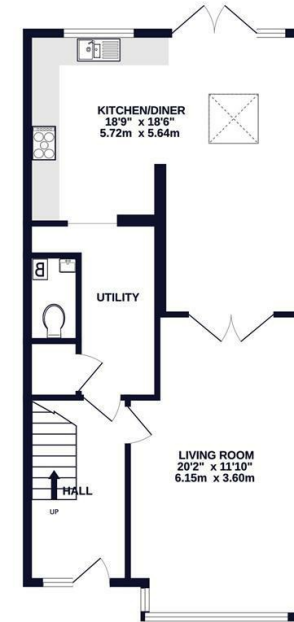
(Distances are straight line measurements from centre of postcode)



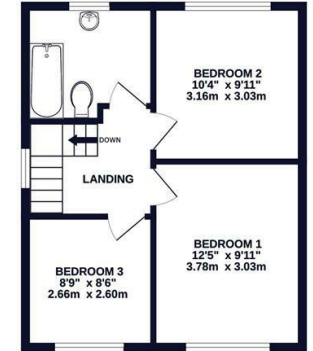
OUTBUILDING
 186 sq.ft. (17.2 sq.m.) approx.



GROUND FLOOR
 700 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
 421 sq.ft. (39.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1306 sq.ft. (121.4 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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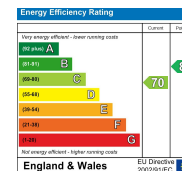
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