

'Streambank'

14

Frays Avenue
West Drayton
Middlesex
UB7 7AF

RWHITLEY
Est. 1938 & CO

Guide Price £1,100,000



- Five Bedroom Detached Residence
- Highly Coveted 'Frays Avenue'
- Two Generous Reception Rooms
- Impressive Street Presence With Wide Frontage
- Oversized Principal Bedroom With En-Suite Shower Room
- Family Bathroom
- Large Garage
- Envious Rear Garden
- Ample Parking

DESCRIPTION

Introducing 'Streambank', the perfect house for the larger or growing family, which boasts impressive street presence and is located in the highly coveted 'Frays Avenue'. The house exudes spaciousness and brightness with a sprawling floorplan of circa 2275 sq ft and an exquisite large rear garden to match.

The hub of the house is the fabulous kitchen which is incredibly generous in size and has an extensive range of wall and floor cupboard units, breakfast bar, dining area and a door to a utility room which in turn leads to a garage which extends the full depth of the house.

The balance of the ground floor comprises an entrance hall with cloakroom/WC, 20ft by 14 ft 11 dual aspect living room and a 14 ft 8 by 14 ft 2 sitting room.

Stairs from the entrance hall lead to the first floor landing where you will find a principal bedroom with en-suite shower room, four further bedrooms, family bathroom and a small study.

OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved surface to park vehicles and which leads to the garage. Electric car charger.

Rear: Extensive paved terrace with block paved pathway leading to the bottom of the garden. Laid to lawn with river frontage. Useful store (which could be adapted to a home office) and timber garden shed.

LOCATION

The property is within walking distance of the mainline railway station which benefits from The Elizabeth Line, 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 boiler serves the radiator system and the mega flow hot water cylinder which provides the domestic hot water.

WINDOWS

UPVC double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is F.

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		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



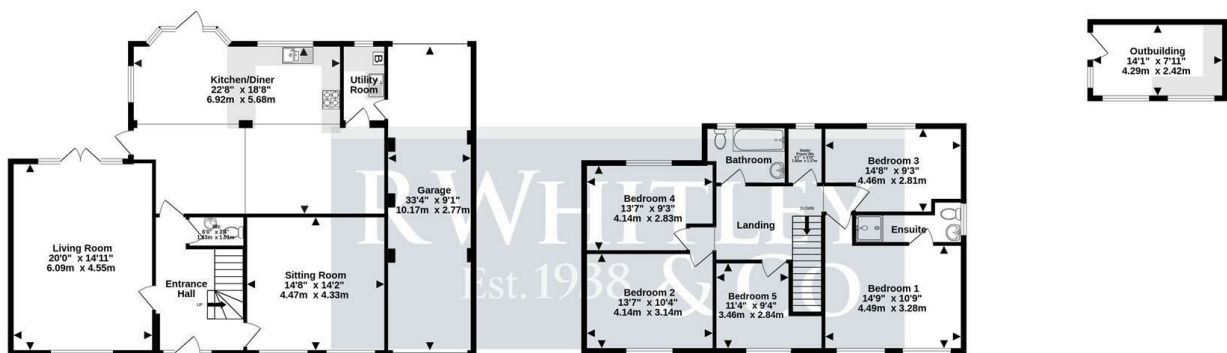




GROUND FLOOR
1401 sq.ft. (130.1 sq.m.) approx.

FIRST FLOOR
876 sq.ft. (81.3 sq.m.) approx.

OUTBUILDING
111 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDING

TOTAL FLOOR AREA : 2275sq.ft. (211.4 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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