

25

West Drayton Park Avenue  
West Drayton  
Middlesex  
UB7 7QA

RWHITLEY  
Est. 1938 & CO

# Guide Price £675,000



- Three Bedroom Semi-Detached House
- Generous Plot
- Potential To Extend (subject to planning permission)
- Sought After & Highly Desirable Road
- Generous Front Garden
- Stunning Rear Garden
- Through Living Room
- Kitchen/Diner
- Ample Parking
- Principal Bedroom with 'Juliette' Balcony

## DESCRIPTION

Prepare to be enchanted by this home's characterful 1930's bay fronted façade and its classic layout typical of a property of its era. A three bedroom semi-detached house which sits on a generous plot and offers a wealth of potential to extend (subject to planning permission) situated in the highly sought after 'West Drayton Park Avenue' which is arguably one of the finest roads in West Drayton and is within the 'Conservation Area'. Inside, the property boasts family comfort with its easy flowing layout and well proportioned rooms. To the ground floor there is an entrance hall, kitchen/dining room fitted with a comprehensive range of stylish wall and floor cupboard units and a through living room with bay window flooding the room with natural light and french doors to

the rear garden. Stairs from the entrance hall lead to the first floor landing where you will find a principal bedroom which is a wonderful retreat and has a Juliette balcony with french doors taking in the view of the rear garden, second double bedroom with bay window, third good sized bedroom and a family bathroom.

## OUTSIDE

Front: A dropped kerb provides vehicular access to a generous area of crazy paving providing parking for multiple cars. Laid to lawn with attractive brick surround. Attractive double gates lead to a driveway to the side which flows to the garage at the rear.

Rear: The crazy paving flows from the front, down the side and to the rear with an extensive seating area to enjoy the summer months. Expansive area of well tended lawn with well stocked borders. At the bottom of the garden is a further patio which is the perfect spot to soak up the sun which features a beautiful greenhouse/potting shed, timber garden shed and a pergola for alfresco dining.

## LOCATION

The town centre of West Drayton with mainline railway station which benefits from The Elizabeth Line, bus routes, The Closes Park and The Green are all within a short walk. London Heathrow Airport, Hillingdon Hospital, Schools, the motorway network, Stockley Business Park and Uxbridge town centre are all conveniently nearby.

## HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater to 'megaflo' hot water cylinder.

## WINDOWS

Mainly whitened aluminium double glazing.

## COUNCIL TAX BAND

We understand that the current council tax band is E.

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









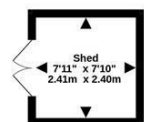
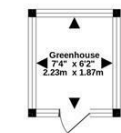
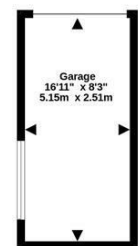
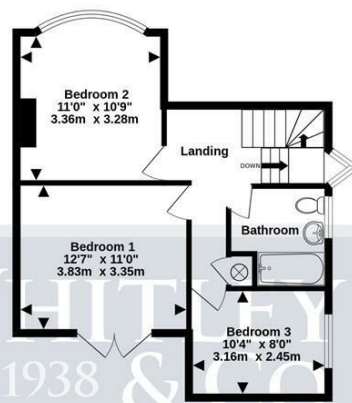
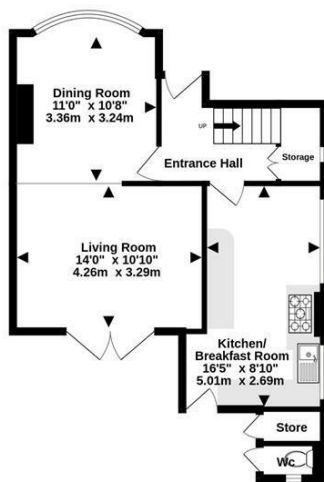




GROUND FLOOR  
521 sq ft. (48.4 sq.m.) approx.

FIRST FLOOR  
489 sq ft. (45.5 sq.m.) approx.

OUTBUILDINGS  
247 sq ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA: 1011sq.ft. (93.9 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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