

23

West Drayton Park Avenue
West Drayton
Middlesex
UB7 7QA

RWHITLEY
Est. 1938 & CO

Guide Price £759,500



- 3 Bedroom 1930's Detached House
- Living Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Gas Central Heating
- Generous Garden
- Garage
- Driveway

DESCRIPTION

This imposing and most charming three bedroom bay fronted detached house has been the pride and joy of the current residents for over three decades and is located in one of West Drayton's most sought after roads. On entering West Drayton Park Avenue you are immediately surrounded by attractive homes and on approaching the house itself by car there is a dropped kerb to a generous crazy paved driveway and beautifully tended front garden which makes you feel at home straight away. On entering the house there is a useful porch with original door to the hall which serves the balance of the rooms to the ground floor which includes a front aspect dining room perfect for formal entertaining, living room which is the perfect space to relax and has double doors to a conservatory enjoying views over the rear garden, kitchen/breakfast room fitted with a comprehensive range of wood

effect wall and floor cupboards units and lastly a lobby with WC off. Stairs from the hall lead to the first floor landing where you will find the principal bedroom with bay window, fitted wardrobes and en-suite shower, second double bedroom which has the best view in the house over the rear garden, third double bedroom and a family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a crazy paved driveway to park several cars. The crazy paving extends to an own driveway to the side where you can park more cars in tandem (partly covered by car port) and leads to the garage at the rear. Laid to lawn with planting borders.

Rear: Crazy paved patio with canopy where you can enjoy alfresco dining. Expansive lawn with planting borders and established shrubs. Further patio area to rear of garden with greenhouse. Two timber sheds. Detached garage with light and power.

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 in hot water cylinder.

WINDOWS

Mainly 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 | | 81 |
| (69-80) C | | |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



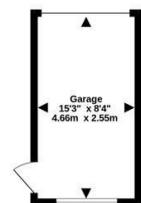
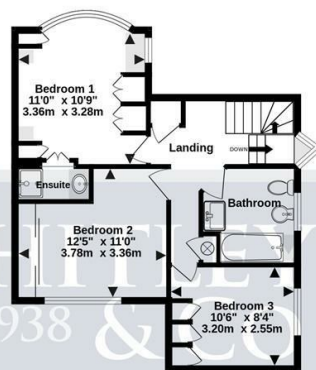
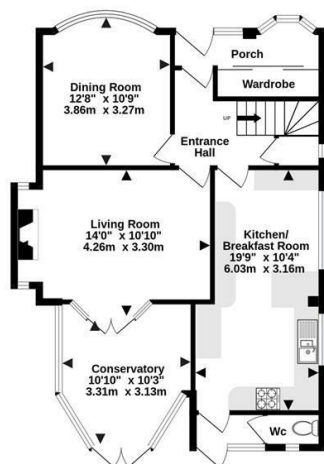




GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.

FIRST FLOOR
498 sq.ft. (46.3 sq.m.) approx.

GARAGE
128 sq.ft. (11.9 sq.m.) approx.



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TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1253sq.ft. (116.4 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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