

10

Frays Avenue  
West Drayton  
Middlesex  
UB7 7AF

RWHITLEY  
Est. 1938 & CO

# Guide Price £550,000



- Detached Chalet Bungalow
- Three Bedrooms
- Basic Fitted Kitchen
- Family Bathroom
- Integral Garage
- Prestigious Location
- No Upper Chain

## DESCRIPTION

Situated in the much favoured and prestigious 'Frays Avenue'. A three bedroom detached chalet bungalow which boasts generous accommodation whilst offering any new owner the opportunity to modernise and refurbish to stamp their own mark. The well planned accommodation comprises an entrance porch leading to a hallway, spacious living room which leads to a garden room, kitchen fitted with a range of basic wall and floor cupboard units, utility room/store, generous principal bedroom, second double bedroom which is to the first floor, third further bedroom and a family bathroom. The property also benefits from an integral garage.

## OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved driveway leading to

the garage with up and over door.

Rear: Boasting river frontage the rear garden requires landscaping.

## 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.

## 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>                            |   |           |
| (69-80) <b>C</b>                            |   | <b>77</b> |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            | <b>44</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  |           |

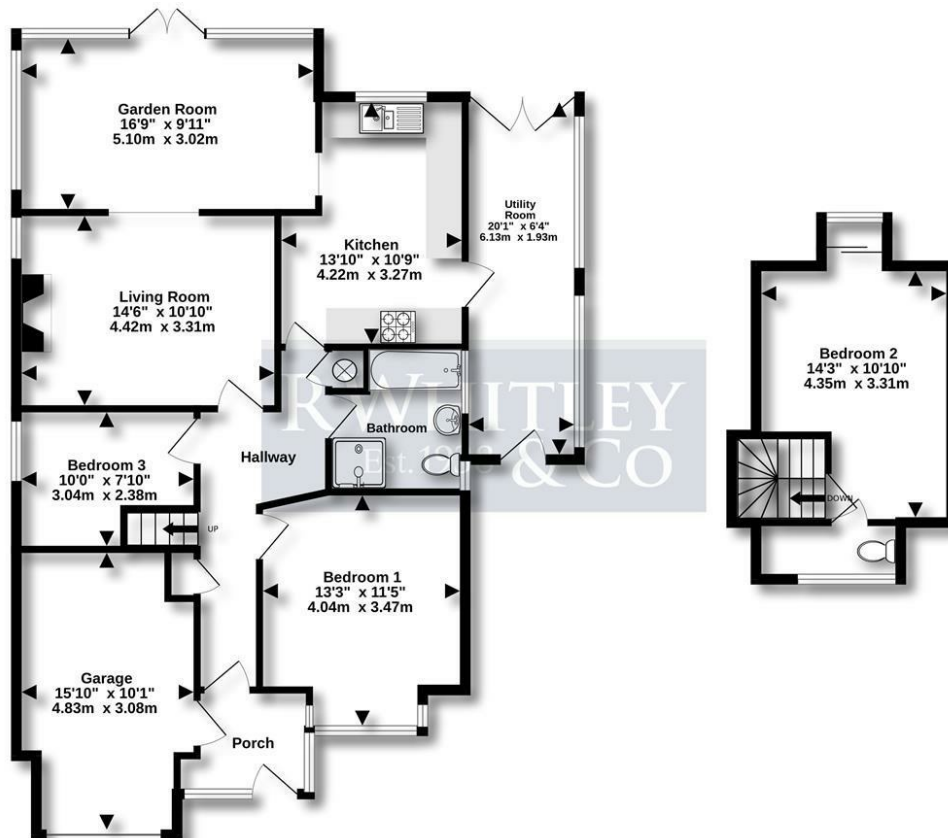






GROUND FLOOR  
1120 sq.ft. (104.0 sq.m.) approx.

FIRST FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.2 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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