

# 150

Fairway Avenue  
West Drayton  
Middlesex  
UB7 7AP

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**RWHITLEY**  
Est. 1938 & CO



# Guide Price £640,000



- Detached House
- Three Bedrooms
- Easy Flowing Accommodation
- Modern Fitted Kitchen
- First Floor Shower Room
- Ample Parking
- Garage
- Impressive Rear Garden

## DESCRIPTION

This three bedroom detached house has been a family home to the existing vendors for over twenty years during which time they have greatly improved the property to create a highly functional layout blended with aesthetic appeal. Nestled at the end of 'Fairway Avenue' which is located on the well regarded 'Garden City Estate' the property boasts ample parking, garage and a statement rear garden which is the perfect space to invite friends and family to gather in the summer months.

To the ground floor the accommodation includes an entrance porch, inviting hall with useful storage, cloakroom/WC, front aspect living room flowing to a dining area which is open plan to a beautifully appointed kitchen and lastly a conservatory which takes full

advantage of views over the well tended rear garden.

Stairs from the hall lead to the first floor landing where you will find three good sized bedrooms (two doubles and one generous single) as well as a family shower room.

## OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved driveway to park several cars and flows to the side access with security gate and a garage at the rear.

Rear: Abundance of Indian sandstone paving which provides multiple options to choose various seating and dining areas. Artificial lawn for easy maintenance with adjacent raised railway sleeper flower border. Timber pergola with decked surface. Decked area surrounded with raised well stocked planters.

## 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 combination boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

UPVC double glazed sealed unit windows.

## 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>83</b>
(69-80) <b>C</b>	<b>69</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 	









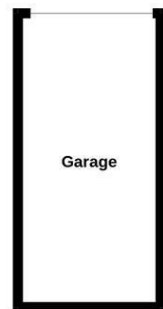
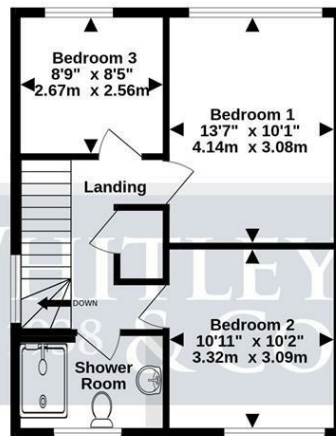
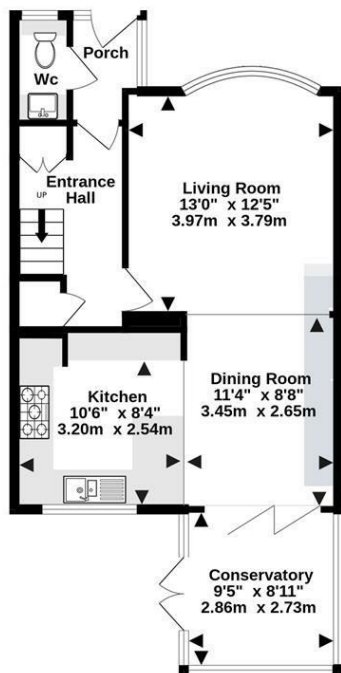




GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.

FIRST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

GARAGE  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1039sq.ft. (96.5 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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