

45

Frays Avenue
West Drayton
Middlesex
UB7 7AG

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £675,000



- PLANNING PERMISSION GRANTED
- BUILD YOUR OWN NEW BUILD HOUSE
- Prestigious Location
- Large Rear Garden With River Frontage

DESCRIPTION

Situated on one of the most prestigious roads in West Drayton. A rare opportunity to purchase a Detached Bungalow with planning permission granted to demolish the existing property to build a two storey detached house with habitable accommodation in the roof space. Sitting on a generous plot boasting a large south east facing rear garden with river frontage the existing bungalow has four bedrooms, living room, dining room, kitchen and a bathroom. The newly built house has been cleverly designed and would comprise to the ground floor a double integral garage, entrance hall leading to an inner hall, cloakroom/WC, study, utility room and an open plan living space with bi-fold doors providing access to the rear garden. Stairs from the inner hall will lead to a first floor landing where there would be four double bedrooms (all with ensuite and three with dressing area). Stairs from the first floor landing will lead to the second floor which will have a family bathroom, prayer room and a music room.

PLANNING PERMISSION

Planning documents can be viewed using the following link : <https://planning.hillingdon.gov.uk/OcellaWeb/s/reference=24351/APP/2023/2135&module=pl>

OUTSIDE

Front: A dropped kerb provides vehicular access to a hard standing surface to park cars in tandem.

Rear: Generous rear garden which requires extensive landscaping and enjoys river frontage at the rear.

LOCATION

The property is within walking distance of the mainline railway station (which will benefit from Crossrail), 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 F.

SERVICES

Mains gas, electricity, water and drainage.


TENURE

Freehold.

VIEWINGS

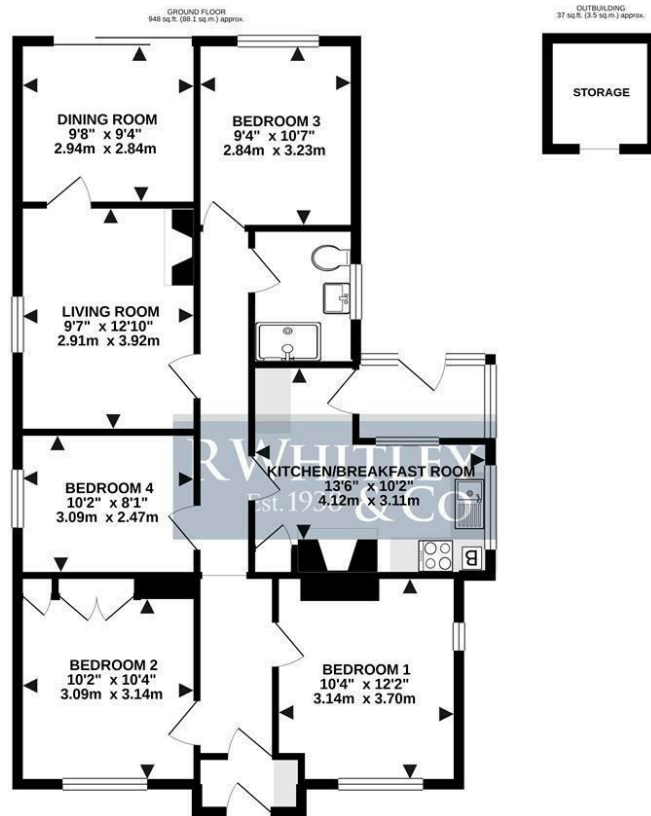
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



CURRENT FLOORPLAN



TOTAL FLOOR AREA EXCLUDES OUTSIDE STORE

TOTAL FLOOR AREA: 948sq ft. (88.1 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.
Made with Metreage ©2023

RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

