

39

Fairway Avenue
West Drayton
Middlesex
UB7 7AP

RWHITLEY
Est. 1938 & CO

Guide Price £549,950



- Semi-Detached House
- Three Bedrooms
- Living/Dining Room
- Modern Fitted Kitchen
- First Floor Family Bathroom
- Downstairs Cloakroom
- Integral Garage
- Landscaped & Impressive Rear Garden
- Drive With Parking For At Least 2 cars
- Potential To Extend (Subject to Planning Permission)

DESCRIPTION

Situated on the popular 'Garden City Estate'. A three double bedroom semi-detached house which offers the perfect blend of style and comfort and boasts a landscaped rear garden brimming with well stocked borders, beautifully tended lawn and decked area which is the perfect space to entertain or relax on a warm summer's day. The ground floor comprises an entrance hall, integral garage which owners of similar houses have converted to create further living accommodation (subject to necessary approvals), modern fitted kitchen, cloakroom/WC and an impressive 19'2 wide living/dining room with bi-fold doors that take

full advantage of the outlook over the rear garden and bring the outside in. Stairs from the entrance hall lead to the first floor landing, with 2 good sized storage cupboards, where you will find three double bedrooms and a modern bathroom. There is also a loft hatch on the landing providing access to the fully boarded loft.

OUTSIDE

Front: A dropped kerb provides vehicular access to a concrete own driveway/parking leading to the integral garage with up and over door. Crazy paved surface for easy maintenance.

Rear: South facing rear garden with extensive decking which is the perfect seating area with step down to a well tended lawn with stepping stones leading to the bottom of the garden. Well stocked borders with an array of attractive shrubs and plants, greenhouse screened with attractive slatted fencing and a 2.4m x 4m insulated shed.

LOCATION

The property is within walking distance of the mainline railway station with 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.

WINDOWS

Double glazed sealed unit windows.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

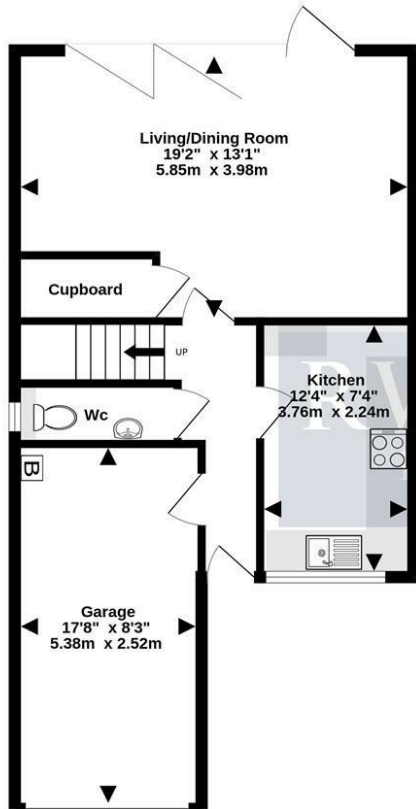
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



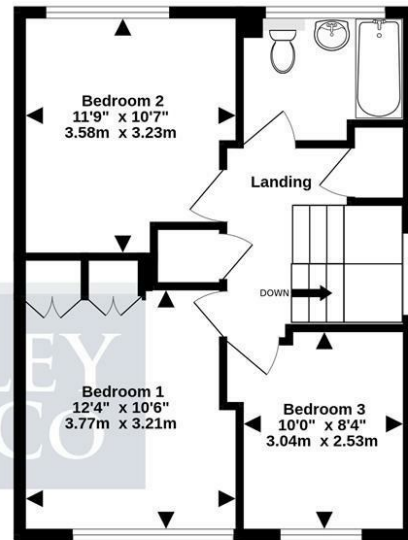




GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.



FIRST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

