

# 59

West Drayton Park  
Avenue  
West Drayton  
Middlesex  
UB7 7QB

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £665,000



- Fabulous Detached House
- Enormous Family Appeal With Dual Aspect Entertainers Living Room
- Covered Entertaining Patio Framed By Sunny Aspect Garden
- Sleek Fitted Kitchen
- Stylish Dining Room
- Cloakroom/WC
- Ample Parking
- Nestled In Cul-De-Sac

## DESCRIPTION

Nestled in a cul-de-sac in the prestigious 'West Drayton Park Avenue'. This Detached Three Bedroom House fuses lifestyle and luxury to perfection boasting designer style, a layout which suits the needs of a modern family and exquisite landscaped gardens (with potential to extend SSTP). A welcoming entrance hall leads you to a beautifully flowing floorplan comprising a cloakroom/WC, light filled and dual aspect living/dining room with french doors opening out onto a patio for alfresco dining, high quality 'John Lewis' shaker style fitted kitchen and an entertainers dining room with additional built in storage and french doors to a further patio space to relax on a summers day. Stairs from the entrance hall lead to the

first floor landing where you will find three good sized bedrooms (two doubles with built in wardrobes and a third bedroom with fitted wardrobe) and a well appointed family bathroom.

## OUTSIDE

Front: A dropped kerb provides vehicular access to a hard standing surface where you can park two cars in tandem. Area of lawn with fig tree and stepping stone pathway leading to the front door.

Rear: The vendors inform us that the garden is a real 'sun trap'. The garden has to be viewed to truly appreciate the thought and care that has been invested by the sellers over the years. It has been extensively landscaped with an array of impressive well stocked borders, area of manicured lawn, extensive patio with two designated areas for entertaining currently set up for dining and relaxation (with gazebo) and is completed with an additional two sheds.

## LOCATION

The town centre of West Drayton with mainline railway station and 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.

## COUNCIL TAX BAND

We understand that the current council tax band is F.

## WINDOWS

UPVC double glazed sealed unit windows (leaded light effect to the front and side elevation).

## HEATING & HOT WATER

A gas fired combination boiler (approximately three years old) serves the radiator system and provides the domestic hot water. The radiator system was overhauled and replaced approximately three years ago.

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

Freehold.

## VIEWINGS

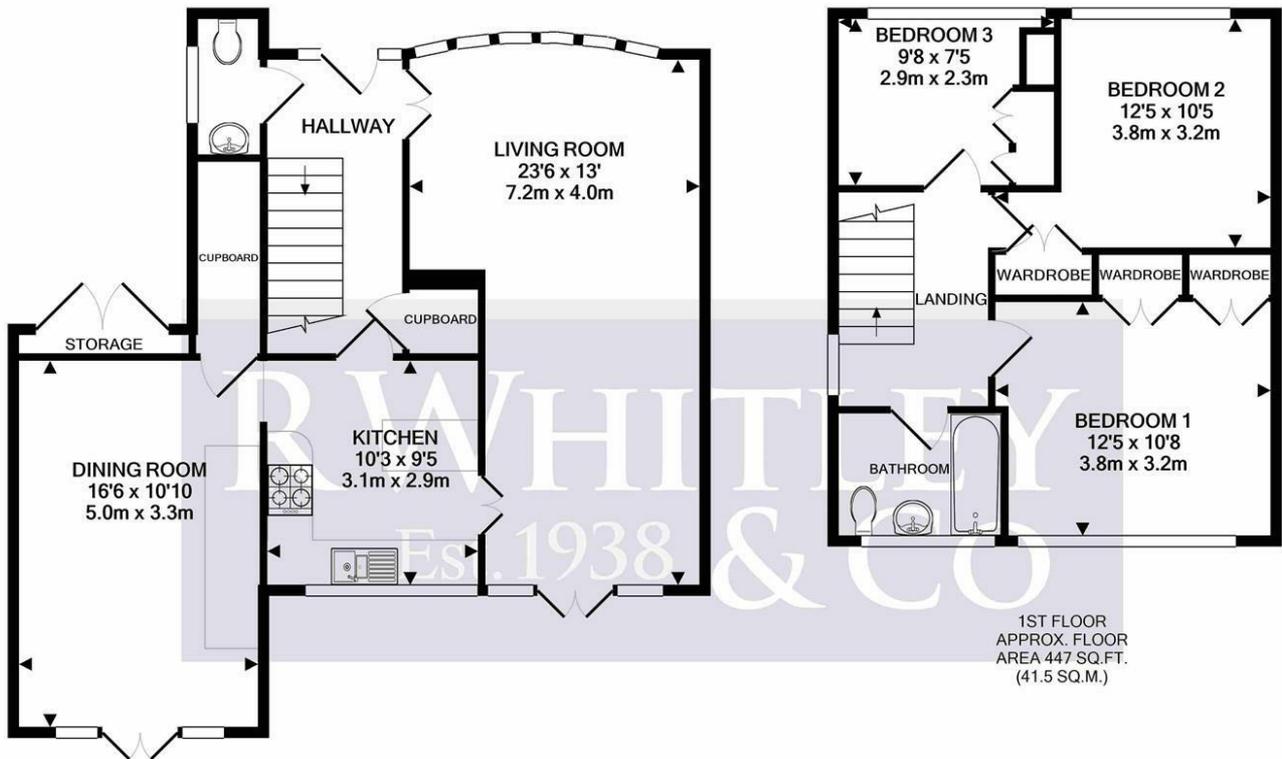
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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**  
 APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1138 SQ.FT. (105.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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