

60

West Drayton
Park Avenue
West Drayton
Middlesex
UB7 7QB

RWHITLEY
Est. 1938 & CO

Guide Price £775,000



- Extended 1930's Bay-Fronted Semi-Detached House
- Four Bedrooms
- Sought After & Highly Desirable Road
- Drawing Room with Bay Window
- Spacious Living Room
- Conservatory
- Fitted Kitchen with Granite Worksurfaces
- Dining Room
- Driveway
- Stunning Rear Garden

DESCRIPTION

Prepare to be impressed by this home's characterful 1930's bay fronted façade, typical of a property of its era. This extended four bedroom semi-detached house sits on a generous plot and is located on the highly sought after 'West Drayton Park Avenue' which is arguably one of the finest roads in West Drayton and within the 'Conservation Area'. Inside, the property boasts family comfort with its easy flowing layout and well proportioned rooms. To the ground floor there is an entrance lobby with useful coats cupboard, hallway with downstairs WC off, drawing room with bay window flooding the room with natural light, spacious living room,

conservatory with double doors out to the rear garden, kitchen fitted with a comprehensive range of stylish wall and floor cupboard units with granite worksurfaces and a dining room with door out to the rear garden. Stairs from the hallway lead to the first floor landing where you will find a principal bedroom with bay window and fitted wardrobes, second double bedroom with fitted wardrobes and views over the rear garden, two further bedrooms and a luxury family bathroom.

OUTSIDE

Front: A dropped kerb provides access via a wide opening to a block paved driveway, extending down the side of the property to a garage. Area of lawn with planting border and established shrubs.
Rear: Patio area with the balance mainly laid to lawn with established planting borders.

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

Mainly double glazed.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and hot water cylinder.

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		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



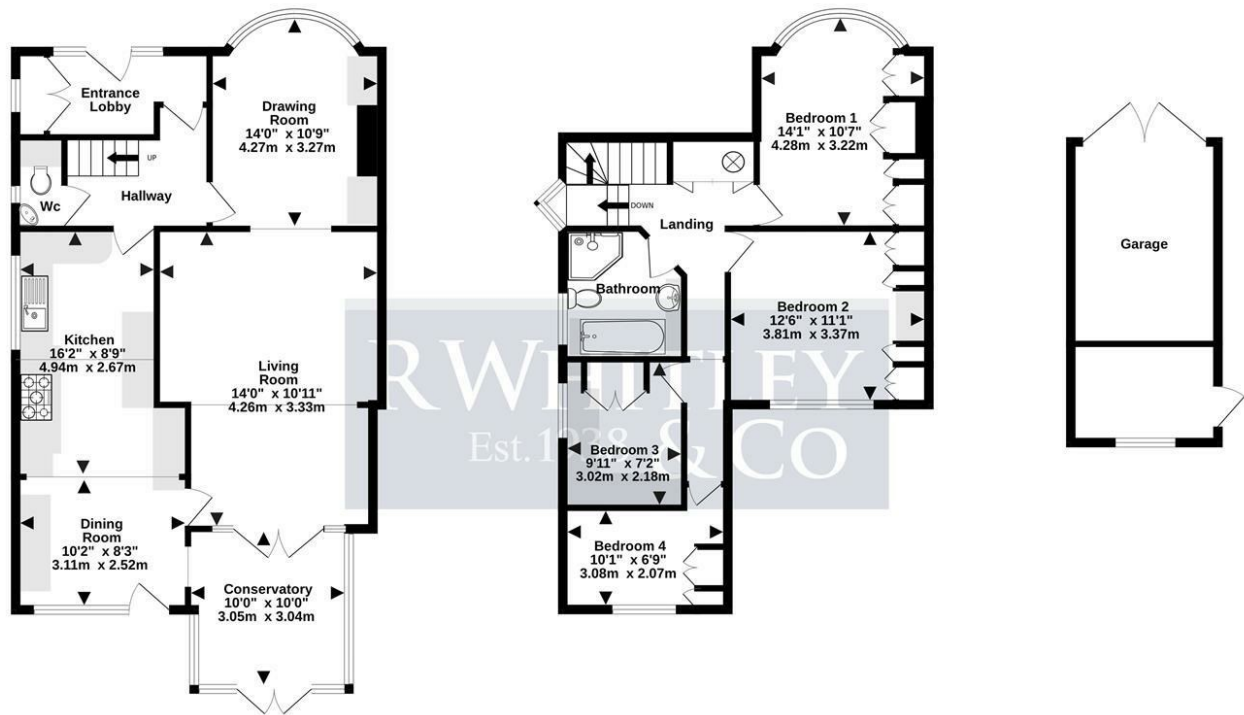




GROUND FLOOR
899 sq ft (77.1 sq.m.) approx.

FIRST FLOOR
580 sq ft (53.8 sq.m.) approx.

GARAGE



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1409sq.ft. (130.9 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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