



28

West Drayton Park Avenue
West Drayton
Middlesex
UB7 7QA

RWHITLEY
Est. 1938 & CO

Guide Price £825,000



- Extended Detached House
- Three Bedrooms
- Kitchen/Dining Room With Vaulted Ceiling
- Front Aspect Living Room With Bay Window
- Driveway Providing Ample Parking
- Landscaped Rear Garden
- Stunning Garden Room with Bi-Fold Doors
- Gas Central Heating
- Double Glazing
- Sought After & Highly Desirable Road

DESCRIPTION

This much loved 1930's bay fronted three bedroom detached house is situated on the prestigious 'West Drayton Park Avenue' within the Conservation Area. The property has been extended to the rear to create a 'hub of the house' with beautifully fitted 'farmhouse' style kitchen/dining room featuring a vaulted ceiling and wide opening to a family room with stunning 'inglenook' fireplace. The balance of the ground floor accommodation comprises a n inviting entrance hall, cloakroom/WC, utility room and a living room with imposing bay window. Stairs from the entrance hall lead to the first floor landing where you will find three

generous bedrooms (two double bedrooms with built in wardrobes and a single bedroom) and a luxury family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a gravelled surface to park several cars and driveway leading to a timber store with double doors. Lawn with fence to both side boundaries.
Rear: Crazy paved patio with fish pond and extensive lawn with stepping stones. Timber pergola with hot tub. Slightly raised borders with railway sleeper and brick edging. Mature trees with step up to further area of lawn with patio area, stunning garden room with bi-bold doors and attached timber canopy. Vegetable patch and timber shed.

LOCATION

The town centre of West Drayton with mainline railway station 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.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water. Electric underfloor heating to family bathroom.

WINDOWS

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



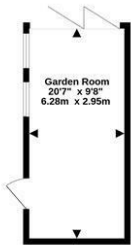
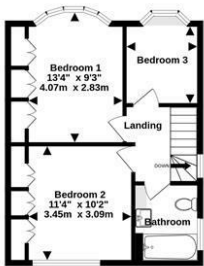
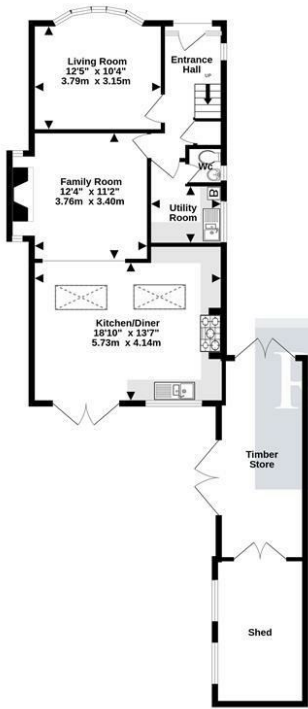




GROUND FLOOR
963 sq ft. (88.6 sq.m.) approx.

FIRST FLOOR
427 sq ft. (39.6 sq.m.) approx.

GARDEN ROOM
199 sq ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES TIMBER STORE, SHED AND GARDEN ROOM

TOTAL FLOOR AREA : 1104sq. ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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