

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-fold 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.

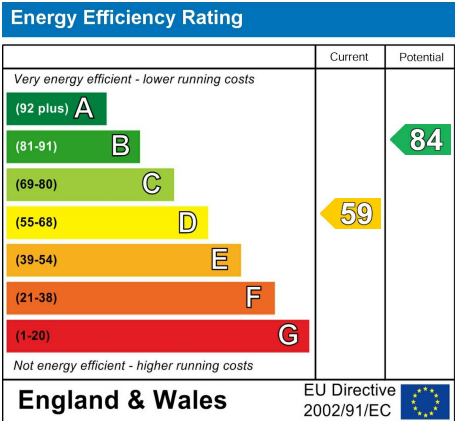
WINDOWS
Double glazed sealed unit windows.

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.





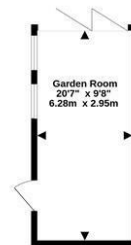
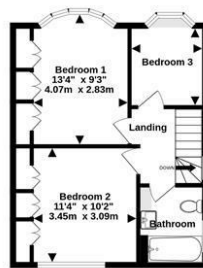
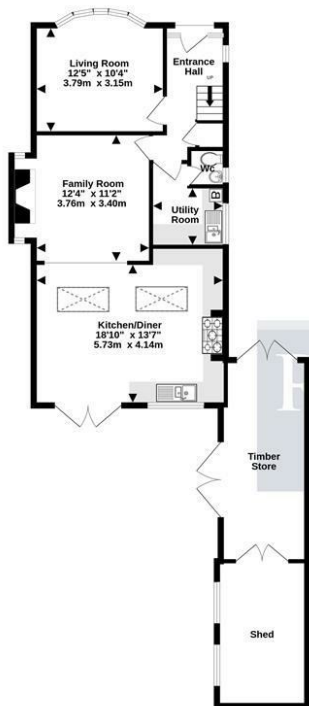




GROUND FLOOR
963 sq.ft. (88.6 sq.m.) approx.

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

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



R WHITLEY & Co
Est. 1938

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.

Made with Metrepro ©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

